



# Renfrewshire Local Development Plan

Post Adoption Strategic Environmental Assessment 2022

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## INTRODUCTION

This is the Post Adoption Strategic Environmental Assessment Statement for the Renfrewshire Local Development Plan which was adopted by Renfrewshire Council on the 15 December 2021. This post adoption statement considers all the results and responses of the consultation process, the effects of these responses on the decision-making process and highlights the ongoing monitoring and review procedures.



## KEY FACTS

FIGURE 1

<b>Name of Local Authority:</b>	<b>Renfrewshire Council</b>
<b>Title of the Plan:</b>	Renfrewshire Local Development Plan 2
<b>Requirement for the Plan:</b>	The Planning etc. (Scotland) Act 2006 requires all Local Authorities to prepare a Local Development Plan
<b>Subject of the Plan:</b>	Land use planning document that will contain certain policies in line with the Spatial Strategy for Renfrewshire
<b>Period covered by the Plan:</b>	2021 – 2026
<b>Frequency of Updates:</b>	Publish a new plan within 5 years of the Local Development Plan's adoption
<b>Area Covered by the Plan:</b>	Renfrewshire Council Local Authority Area – 270 sq.km
<b>Purpose of the Plan:</b>	The Renfrewshire Local Development Plan is the statutory development plan for Renfrewshire. The Local Development Plan covers land use planning for the Renfrewshire Council area.

## STRATEGIC ENVIRONMENTAL ASSESSMENT PROCESS

The Renfrewshire Local Development Plan has been subject to the process of Strategic Environmental Assessment as required under the Environmental Assessment (Scotland) Act 2005.

In twin-tracking the strategic environmental assessment process with the local development plan process, the adopted Renfrewshire Local Development Plan 2021 has a framework to manage the development and the use of land in the long-term public interest.

At each stage of the local development plan process, consideration of the environmental factors associated with preferred and alternative options, strategies, policies and proposals, meant that the strategic environmental assessment positively contributed towards the blueprint that has become the adopted Renfrewshire Local Development Plan 2021.

There has been early and constant dialogue, consultation and engagement throughout the plan preparation process with the Scottish Government, statutory consultees including Historic Environment Scotland, NatureScot and Scottish Environmental Protection Agency, other key agencies, businesses, land owners, developers and the local community. This early and thorough dialogue ensures all parties are fully engaged in the process.



**FIGURE 2 - STAGES OF THE PREPARATION PROCESS**

Stage	Renfrewshire Local Development Plan	Strategic Environmental Assessment	Timescale
1	Publish the Renfrewshire Local Development Plan Scheme		Updated annually
2	Monitor existing plan policies, assess and analyse changes in characteristics of the Renfrewshire area; consult appropriate parties in preparation of Monitoring Statement. Engage with key agencies, stakeholders, residents, the business community, land owners, developers and community groups to identify the main issues and opportunities emerging in Renfrewshire.	Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government.	May 2015 – January 2017
3	Prepare and Publish the Renfrewshire Local Development Plan Main Issues Report and supporting documents such as a Monitoring Statement and consult over a 12 week period.	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 12 week period.	February 2017
4	Prepare and publish the Proposed Renfrewshire LDP considering the comments received on the Renfrewshire Local Development Plan Main Issues Report. Consult on the Proposed Renfrewshire Local Development Plan over a 12 week period.	Publish an updated Environmental Report alongside the Proposed Renfrewshire LDP taking account of the comments received. Consult over a 12 week period.	March – June 2019
5	Consider representations to Renfrewshire Proposed Local Development Plan and requirement for modifications		September – October 2019
6	Submit the Proposed Local Development Plan with a report of conformity with the Participation Statement; and a proposed Action Programme to Scottish Government (start of Examination process)		January 2020
7	Examination		Commenced 12 <sup>th</sup> May 2020
8	Report on the Examination / Council to consider the Scottish Government’s Reporters’ findings and recommendations		January 2021
9	Publish the Renfrewshire Local Development Plan with modifications, and advertise intention to adopt		May 2021
10	Adoption	Publish post adoption Statement, illustrating how the Environmental Report has influenced the Local Development Plan	Plan Adopted 15 <sup>th</sup> Dec 2021 Post Adoption Statement June 2022

## INTEGRATION OF ENVIRONMENTAL INFORMATION AND PLAN PREPARATION

The post adoption statement sets out how environmental considerations have shaped and been integral to the Renfrewshire Local Development Plan.

Protection and enhancement of the environment is a key objective of the local development plan which aims to ensure that the type and location of development takes account of Renfrewshire's diverse environment.

The local development plan sets out where future development should and should not occur, identifying opportunities for change, regeneration, and enhancement, directing developments to the most suitable locations.

Figure 3 illustrates the environmental issues that were identified in the Environmental Report. The baseline data was provided through updated data in the Renfrewshire State of the Environment Report. The state of environment report is updated regularly and the indicators as well as the direction of the environmental trends are recorded. Any unforeseen environmental effects that are identified through the monitoring of the local development plan require to have the appropriate mitigation and these were set out in the environmental report accompanying the local development plan.



## ENVIRONMENTAL CONSIDERATIONS IN THE ADOPTED RENFREWSHIRE LOCAL DEVELOPMENT PLAN

The following section outlines how the environmental considerations have been integrated into the Renfrewshire Local Development Plan 2021. Figure 3 sets out the significant environmental issues identified in the environmental report and explains how these were considered, and where appropriate, incorporated within the local development plan.

**FIGURE 3**

Environmental Topic	Potential implications for Renfrewshire Local Development Plan	Local Development Plan Response
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> <li>• Development pressure on or close to designated sites/protected species which could result in the disturbance of the environmental resource</li> <li>• Potential reduction in an area of a site with nature conservation interest due to development</li> <li>• Fragmentation of designated sites and/or green corridors restricting species migration</li> <li>• Improve and/or expand the Central Scotland/Glasgow and the Clyde Valley Green Network. In particular, implement better connections within Renfrewshire</li> </ul>	<p>The Environment policies in the Local Development Plan provide protection and encourage enhancement of the natural environment and provide protection of biodiversity resources as well as facilitate biodiversity enhancement.</p> <p>Policy ENV 1 – Green Belt protects the green belt from inappropriate development. It supports planned growth in the most appropriate locations and this ensures the identity of Renfrewshire’s settlements is protected along with protecting and enhancing landscapes and their associated characteristics.</p> <p>Policy ENV2 – Natural Heritage ensure that all European and nationally designated sites, habitats and priority species are protected from adverse impacts and loss.</p> <p>Through promoting good quality development in sustainable locations the Renfrewshire Local Development Plan aims to protect and enhance natural heritage, green spaces, landscape character, biodiversity as well as recreational and access resources. Green infrastructure is an integral part of place making and careful design and layout of new developments can help enhance the areas natural environment and biodiversity.</p>

	<ul style="list-style-type: none"> <li>• Development pressure on protected trees and limited resources for management of existing woodlands</li> <li>• Sea level rise and/or climate change may have an impact on the extent and quality of habitats and occurrence of species</li> <li>• Development pressure on open space/parks and/or reduced resources for their management.</li> </ul> <p>The green network plays a significant role in the delivery of high quality places including supporting water and flood management and biodiversity. Policy P5 – Green/ Blue Network seeks to ensure that development proposals contribute to and enhance the wider blue/ green network and where feasible, integrate and make best use of nature based solutions.</p> <p>Policy P6 – Open Space aims to safeguard areas of valuable and functional space as well as providing good quality local opportunities for play and sport.</p> <p>A Habitats Regulation Appraisal was undertaken of the Renfrewshire Local Development Plan to determine its likely effects on Renfrewshire’s international protected sites and the findings informed local development plan and the environmental report.</p> <p>To provide a range and choice of housing sites across Renfrewshire to meet the housing need and demand and housing land requirement, sustainable sites were identified through a planning and strategic environmental assessment of each site.</p>
<p>Historic Environment</p>	<ul style="list-style-type: none"> <li>• Development pressure on sensitive sites or listed buildings could result in a significant impact to buildings, sites or their settings</li> <li>• New development may detract from neighbouring historic buildings</li> <li>• Neglect and vandalism of buildings, structures or their settings putting them at risk and a loss of amenity in surrounding area</li> </ul> <p>The Renfrewshire Local Development Plan Spatial Strategy aims to protect valuable assets and resources within Renfrewshire. It does this by having policies and proposals which protects and enhances the historic environment assets and places and recognises their cultural heritage benefits as well as the associated social, environmental and economic value within Renfrewshire.</p> <p>Placemaking is central to Renfrewshire’s Spatial Strategy and the historic and cultural built environment plays an important role in maintaining the rich heritage of Renfrewshire’s places. The historic and cultural environment is protected through Policy P1 – Renfrewshire Places which promotes a presumption in favour of a continuance of the built form and any new developments should be complementary to existing buildings and uses and cause no significant harm.</p>



	<ul style="list-style-type: none"> <li>• Loss of archaeological resources through inappropriate development</li> </ul>	<p>Policy ENV3 – Built &amp; Cultural Heritage and the New Development Supplementary Guidance provide the policy protection for the built heritage including listed buildings, conservation areas, scheduled monuments, sites of know archaeological sites and the inventory of gardens and designed landscapes.</p>
<p>Material Assets</p>	<ul style="list-style-type: none"> <li>• Development of City Deal infrastructure projects</li> <li>• Development pressures on assets, including Council owned resources and land</li> <li>• Development pressure for greenfield locations for various developments</li> <li>• Integration between active travel routes, green networks, transport infrastructure, services, and development sites.</li> </ul>	<p>Central to the Local Development Plan Spatial Strategy is the aim to support sustainable economic growth through the City Deal Investment. City Deal infrastructure investment is the catalyst for regeneration and sustainable growth throughout Renfrewshire, reflecting the infrastructure-first approach, putting infrastructure considerations at the heart of place making. It also supports the drive towards a more sustainable use of infrastructure, making better use of existing assets, supporting a transition to net zero. Policy E2 – City Deal Investment Framework helps provide the policy direction to aid the delivery of the specific City Deal projects including the delivery of the Advanced Manufacturing Innovation District Scotland (AMIDS) and the Clyde Waterfront and Renfrew Riverside project.</p> <p>A key focus of the Local Development Plan Spatial Strategy is development of previously used sites, concentrating on existing built-up areas and key redevelopment sites to steer development away from greenfield and greenbelt locations. By implementing this strategy this takes development pressure off many land use assets that require to be preserved and conserved.</p> <p>Policy ENV1 – Green Belt and the Environment Development Criteria and Green Belt Development Criteria in the New Development Supplementary Guidance directs development to the right locations and protects the green belt from inappropriate development which allows enhancement of the natural and built environment.</p> <p>Promoting active travel and improving links to public transport network is important in helping to create sustainable communities as well as reduce the need to travel unsustainably. Policy I1 – Connecting Places ensures that good accessibility and</p>

	<p>connectivity to walking, cycling and public transport is a key consideration. Policy P5 – Green/Blue Network also helps ensure that there should be an increase in accessibility to active travel routes. Both policies along with the spatial strategy support development that minimises the need to travel unsustainably and priorities walking, wheeling, cyclin, public transport options.</p> <p>Policy ENV7 – Temporary Enhancement of Unused or Underused Land is a new policy in the Renfrewshire Local Development Plan. This policy provides support for the temporary greening of unused or underused land which can deliver a positive impact to the built and natural environment and overall amenity of the area.</p>
<p>Air</p> <ul style="list-style-type: none"> <li>• A lack of integration between transport and land uses can result in unsustainable development leading to an increase in traffic and a resultant reduction in air quality</li> <li>• Some land uses can be associated with poor air quality, odour, dust, or cause pollution</li> </ul>	<p>A key aim of the spatial strategy is to ensure that there is the integration of land uses creating sustainable places with good connections and links to active travel and public transport network.</p> <p>Policies P1 – Renfrewshire’s Places, I1 – Connecting Places, I2 – Freight, and the new development supplementary guidance help guide development to areas with good connections and links to active travel and public transport networks.</p> <p>The Renfrewshire Local Development Plan recognises the importance of good air quality as an important element of sustainable place making contributing positively to health and well-being. Policy ENV 5 ensures that development proposals should not have a significant adverse effect on air quality and where required planning applications will be accompanied by air quality assessments. The new development supplementary guidance also provides additional guidance on what other information may need to accompany a planning application to ensure there is no significant adverse impacts or if there is an impact then suitable and appropriate mitigatory measures can be delivered.</p> <p>Policy ENV7 – Temporary Enhancement of Unused or Underused Land is a new policy in the Renfrewshire Local Development Plan. This policy provides support for the</p>

	<p>temporary greening of unused or underused land which can deliver a positive impact to the built and natural environment and overall amenity of the area.</p>
<p>Water</p> <ul style="list-style-type: none"> <li>• Although improving, water quality remains poor in some rivers and open standing water</li> <li>• Biodiversity is improved as water quality enhanced</li> <li>• Flooding and drainage issues are a significant consideration in addressing the climate crisis</li> </ul>	<p>Sustainable flood risk and water management through the integration of land and water resources is an important consideration in the Renfrewshire Local Development Plan as it ensures that proposed development protects and improves the water environment leading to better water quality and an enhancement of biodiversity.</p> <p>Policy ENV 4 – The Water Environment encourages the inclusion of green infrastructure which promotes the integration of blue and green networks in and around development. This helps ensure that the water environment is central to the fabric of places and contributes to sustainable flood management. Policy ENV 2 – Natural Heritage also protects and enhances biodiversity / geo diversity through minimising the adverse impact of development proposals.</p> <p>Renfrewshire Council along with surrounding local authorities work together to produce the Clyde Area Management Plan, which highlights cross boundary influences and relationships. Policy ENV4 – The Water Environment specifies that the Clyde Area Management Plan requires to be taken into consideration when assessing proposals. This ensures development proposals in Renfrewshire will take into account potential issues outside the Council boundary.</p> <p>A sustainable and proactive approach to flooding and drainage is set out in the Renfrewshire Local Development Plan. Policy I3 – Flooding and Drainage and the associated New Development Supplementary Guidance ensures that that there is compliance and implementation of the Flood Risk Management Scotland Act (2009). The policy ensures that development must not have an adverse impact on existing drainage infrastructure, increase the risk of flooding or result in the loss of land that has the potential to contribute to the management of flood risk through natural flood management, green infrastructure or as part of a flood management scheme.</p>

Where required development proposals will also be accompanied by an assessment of flood risk and drainage and detailed information of what is required is set out in the new development supplementary guidance.

The spatial strategy overall aims to strengthen future resilience to flood risk by reducing the vulnerability of existing and future development to flooding. The plan also promotes and encourages the use of natural flood risk management to provide benefits for people, the environment and nature.

Climatic Factors

- Increased energy consumption from new developments and promotion of renewable energy and resource efficiency of new developments
- Continuing car dependence with associated emissions
- Sea level rise and more severe rainfall and extreme weather events

Central to the Renfrewshire Local Development Plan Spatial Strategy is the plan-led approach to sustainable development and the promotion of sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and supports adaptation to the likely effects of the climate crisis.

The Renfrewshire Local Development Plan and new development supplementary guidance are in compliance with the environmental impact assessment directive which considers mitigation and adaptation to climate change.

Policy I4 – Renewable and Low Carbon Energy Developments and the detailed guidance on renewable and low carbon energy developments in the new development supplementary guidance provides the framework to help reduce energy consumption in new developments and supports development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost. The policy and guidance also support renewable and low carbon energy developments subject to location, siting and design.

Policy I7 – Zero and Low Carbon Buildings, also aims to ensure that buildings, infrastructure and space as part of new developments are designed to be adaptable to

the future impacts of climate change by incorporating climate adaptation and mitigation measures as integral to the build.

Policy I1 – Connecting Places aims to encourage development in places where active travel and good public transport networks and hubs exist. This aims to reduce emissions associated with vehicles.

A strategic flood risk assessment was undertaken as part of the preparation of the Renfrewshire Local Development Plan. The main aim of the strategic flood risk assessment was to provide a strategic overview of flood risk in Renfrewshire. In undertaking this assessment alongside the preparation of the Plan, it aims to ensure that the spatial strategy and proposals guide development and that places are resilient to future flood risk, making efficient and sustainable use of water resources. New development should where possible avoid areas affected by flood risk, thereby ensuring that the overall risk of flooding is not increased.

Policy I3 –Flooding and Drainage, Policy ENV 4 – The Water Environment and the new development supplementary guidance provide a sustainable and proactive approach to flooding in line with the Flood Risk Management (Scotland) Act 2009.

Landscape

- Development pressure on land within the Green Belt
- Loss of woodlands due to development or poor management
- Development in areas where there may be ground conditions or stability issues due to former mineral working

The spatial strategy ensures that proposed developments are directed to the most suitable locations. Policy ENV1 – Green Belt, Policy, P1 – Renfrewshire’s Places and the criteria in the new development supplementary guidance continue to promote brownfield development and regeneration of existing urban areas first before development in the green belt. The new development supplementary guidance provides specific criteria on the types of development that are appropriate within the green belt as well as a list of consideration to protect and enhance the green belt in relation to any development.

The natural environment within Renfrewshire is a valuable resource. The protection and enhancement of wildlife and their habitats as well as other natural features including woodlands is a consideration in assessing development proposals. Trees and woodlands, along with their management are safeguarded through Policy ENV 2 – Natural Heritage and the detailed guidance in the new development supplementary guidance.

Trees have a vital role to play in the setting, appearance and quality of Renfrewshire’s environment and make a significant contribution to the economy, communities and the environment. In the new development supplementary guidance, there is specific criteria to maximise the benefits of tree, woodlands and forestry in new development with the associated Planning and Development Tree Policy aiming to ensure protection, enhancement and maintenance of these assets.

Policy ENV – 6 Natural Resources (Minerals and Soil) recognises that some parts of Renfrewshire maybe at risk from unstable ground from previous mineral workings. The Council aims to support the sustainable management of resources and to minimise the impacts of extraction of minerals on communities and the environment. The Coal Authority publishes maps of such areas and development proposals in these locations will require to be accompanied by a Coal Report. The new development supplementary guidance provides specific details in relation to mineral extraction and sites on or in the vicinity of mineral sites. The guidance ensures any potential developer had sufficient information in relation to mineral working or sites in close proximity to mineral working.

Population and Human Health

- Population decline and working age population decline
- Increasing number of pensionable persons

The spatial strategy supports innovation and growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised land and providing opportunities for place making. The Renfrewshire Local Development aims to attract more people into Renfrewshire and in turn provide additional jobs, services, facilities

- Life expectancy and health related deaths and concentrated areas of deprivation
- Unemployment and changing structure of the economy

and homes. To create places that support health and well being and to strengthen the resilience of communities.

Policy P1 – Renfrewshire Places, Policy P2 – Housing Land Supply, Policy P3 – Housing Mix and Affordable Housing and Policy P4 – Sites for Gypsies / Travellers and Travelling Showpeople and the New Development Supplementary Guidance aim to deliver the right type of housing, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Renfrewshire which help create strong sustainable communities and attractive places to live.

A range and choice of housing should also help ensure that people are able to live independently in suitable housing with appropriate community facilities and services close to hand. Although not specifically mentioned in the local development plan, the 20 minute neighbourhood concept of achieving connected and compact communities and places is what the Plan is aiming to achieve.

Policy I1 – Connecting Places ensures that good accessibility and connectivity is a key consideration in developing in Renfrewshire. The aim to encourage people to live locally with access to public transport, safe walking, wheeling and cycling networks connected to local employment opportunities as well as access to other jobs and services within the region.

Policy E1 – Renfrewshire’s Economic Investment Locations, Policy E2 – City Deal Investment Framework, Policy E3 – Transition Areas and the New Development Supplementary Guidance ensure that the economic potential of Renfrewshire is maximised and helps provide a good quality supply of employment land in appropriate locations therefore helping increase new job opportunities across Renfrewshire.

	<p>Policy E2 – City Deal Investment Framework will play an important role in supporting the delivery of Renfrewshire’s City Deal infrastructure projects and therefore increasing employment and the delivery of new homes.</p> <p>Sustainability is a key element of the spatial strategy and helps promote developments which improve the health and well being of communities. By promoting good access to green networks helps support healthier and active lifestyles as well as social interaction and enhances connectivity between places and people.</p> <p>Policy P1 – Renfrewshire Places, Policy P5 – Green / Blue Network, Policy P6 – Open Space and the new development supplementary guidance help support the delivery of the connected networks.</p> <p>The Renfrewshire Local Development Plan provides a policy framework to deliver key regeneration projects and help tackle issues of deprivation across Renfrewshire.</p>
<p>Soil</p> <ul style="list-style-type: none"> <li>• Development pressure on green field land and prime or good quality agricultural land</li> <li>• Vacant and derelict land may potentially be contaminated and be more challenging to develop. It can also reduce the amenity of an area</li> <li>• Development can result in increased areas of hard standing or soil compaction leading to a greater risk of flooding</li> </ul>	<p>The spatial strategy directs development and the use of land to locations that support sustainable growth, development and regeneration. Green belts in Renfrewshire are used as a settlement management tool to direct growth to the most appropriate locations. Green belts protect and enhance the character, landscape, natural setting and identity of Renfrewshire’s places.</p> <p>Policy ENV 1 – Green Belt and the new development supplementary guidance provide the criteria that development proposals on green belt sites must meet. This includes no loss of prime quality agricultural land or agricultural land of lesser quality that is locally important.</p> <p>The spatial strategy promotes brownfield development and regeneration of existing urban areas first. The re-use of vacant and derelict land and buildings can assist in adapting to climate change, supporting biodiversity, health and wellbeing improvements</p>



- Loss of peat to other land uses or a reduction in its quality can have implications for its effectiveness as a habitat and carbon sink

and resilient communities by providing much need greenspace, growing grounds as well as other community benefits. Redevelopment of vacant and derelict land for housing or commercial purposes can also turn land into productive use and limit the need for greenfield and green belt use.

Policy ENV7 – Temporary Enhancement of Unused or Underused Land supports the use of land for temporary greening, growing space and community use.

Policy P1 – Renfrewshire’s Places, Policy E2 – City Deal Investment Framework, Policy E3 – Transition Areas and the new development supplementary guidance support the redevelopment and the reuse of brownfield and previously used land to enhance places and support sustainable economic growth. If contaminated land is present in land associated with new development, then the New Development Supplementary Guidance sets out an assessment framework. This ensures that the necessary site investigations and risk assessments are undertaken to prevent unacceptable risks to human health and the environment

The City Deal projects will help improve connectivity to and within the Renfrewshire area, unlocking vacant, stalled and underutilised land.

The redevelopment of sites within Renfrewshire’s community growth areas is progressing well, the remediation and redevelopment of the former ROF site in Bishopton is progressing well and developing into a mixed use community growth area. Policy P7 – Dargavel Village supports an encourages the redevelopment of this significant brownfield site in line with agreed masterplans, design codes and design briefs.

The Renfrewshire Local Development Plan new development supplementary guidance also looks to ensure that the amount of hard standing is kept to a minimum and promote good practice with regard to soil management.

Policy ENV 6 – Natural Resources (Minerals and Soil) is a new policy in the Local Development Plan that supports support minerals and soils and avoids the unnecessary disturbance of peat and carbon-rich soils. Along with Policy ENV2 – Natural Heritage the New Development Supplementary Guidance acknowledges that the natural environment within Renfrewshire is considered a valuable resource and protects the wider biodiversity and geodiversity of the area.

## HOW CONSULTATION RESPONSES HAVE BEEN CONSIDERED IN THE PREPARATION OF THE PLAN

Figures 4 and 5 provides a summary of the responses received in relation to the consultation on the environmental report and identifies the ways in which the responses have been taken into account in the preparation of the Renfrewshire Local Development Plan and the strategic environmental assessment process.

**Figure 4 - Statutory Consultee Comments**

0265 – Scottish Environment Protection Agency (SEPA)		
Comments / points raised	Amendments sought	Response
It is not apparent that the strategic flood risk assessment has informed the strategic environmental assessment.	The strategic flood risk assessment should form the basis for preparing appropriate policies for flood risk management.	In agreement with Scottish Environment Protection Agency, an additional paragraph (1.27) was added on the role of the strategic flood risk assessment and how it has been used to inform the environmental assessment. Further reference was made to the strategic flood risk assessment in all addendums.
Figure 7 - Addition environmental considerations and implications for Local Development Plan Proposed Plan. Adding reference to additional policies, supplementary guidance and background papers.	<p>Flooding and drainage issues (Page 30) – also relevant “Strategic Flood Risk Assessment” Background Paper 8</p> <p>Vacant and Derelict Land (P33) – also relevant, due to potential flood risk issues, Policies ENV 4 and I3, Supplementary Guidance – Environment - The Water Environment, Supplementary</p>	In agreement with Scottish Environment Protection Agency references to policies, Supplementary Guidance and Background Papers was added to Figure 7.

	Guidance – Infrastructure - Flooding and Drainage and Strategic Flood Risk assessment” Background Paper 8	
The report has identified “Objectives for next Renfrewshire Local Development Plan” (Figure 10) and “Strategic Environmental Assessment Objectives” (Figure 11). It would be helpful, and provide clarity, if the process for obtaining compatibility scores for figure 12, are set out. Unless this process is explained, it is difficult to provide informed comment.	Further explanation and clarity about the process of scoring the local development plan Objectives against the SEA Objectives.	In agreement with Scottish Environment Protection Agency an additional Paragraph 4.12 was added to further explain the process. Additional text was added in Figure 10 under each thematic topic to explain the process of scoring.
Addendum 4 (Economic Investment Locations and Strategic Freight Hubs) and 5 (Transition Areas) identify potential negative impacts on the nine Strategic Environmental Assessment topics, however, there is no reference to measures identified to prevent, reduce, or offset the adverse effects. Where this information is available in other sections of the documents, it would be helpful if this was referenced in the summary tables.	Amend addendums 4 and 5 to include reference measures to prevent, reduce and offset adverse effects.	In agreement with Scottish Environment Protection Agency all addendums were amended to include an explanation of the how the assessment had taken account of the strategic flood risk assessment. A section on mitigation was added to addendums 4, 5 and 6 a to take into account Table 4 of the strategic flood risk assessment.
Section 6.5 (Page 52) states that mitigation measures have been identified	To include mitigation measures for all potential negative impacts.	In agreement with Scottish Environment Protection Agency additional text was added to paragraph 6.5 to

<p>in various documents including background papers. Scottish Environment Protection Agency would strongly recommend that for all potential negative impacts, mitigation measures are also identified and summarised in the Environmental Report. This would clearly demonstrate that the Strategic Environmental Assessment has achieved one of its major aims.</p>		<p>clarify that mitigation measures to address any potential negative impacts were included in the Environmental Assessment.</p> <p>A section on mitigation was added to the addendums on economic investment locations, network of centres and transition areas.</p>
<p>For some policies / strategies more than one level of impact have been assigned.</p>	<p>Further clarification as it is unclear if this refers to different indicators within the topic and an explanation should be provided.</p>	<p>In agreement with Scottish Environment Protection Agency additional text was added to paragraph 4.17 explaining that it is possible that two different scores can be identified in the assessment of a policy against an environmental assessment topic where a policy may have both positive, negative or neutral effects. This was explained further in the detailed addendums.</p>
<p>The environmental report contains tables providing trend directions for various indicators and it is unclear how they have been derived.</p>	<p>Scottish Environment Protection Agency would recommend clarity on the determination of trends directions is provided for all Strategic Environmental Assessment topics and their associated indicators.</p>	<p>The baseline data is based on the information set out in the State of the Environment Report and has been refreshed where updated information is available. When an updated State of the environment is published, we will seek to expand on how the trend directions are derived.</p>
<p>Data Gaps</p>	<p>Where limited data has prevented a full Strategic Environmental Assessment,</p>	<p>The Strategic Environmental Assessment is based on data from the State of the Environment Report. The next State of the Environment Report will explore in further detail</p>

	Scottish Environment Protection Agency would recommend that Renfrewshire Council identify measures to obtain meaningful information.	how to address any data gaps. Paragraph 2.67 will be expanded to include additional information on contaminated land.
Report Conclusion	The Environmental Report should identify any changes made to the plan because of the Strategic Environmental Assessment.	The section how the Strategic Environmental Assessment has influenced the Plan (Paragraphs 6.7 – 6.17) was expanded to indicate the changes as result of the Strategic Environmental Assessment.
<b>0343 – NatureScot</b>		
<b>Comments / points raised</b>	<b>Amendments sought</b>	<b>Response</b>
General Comments – broadly agree with the environmental issues and key trends that have been identified and the assessment of significant environmental effects.		Noted
Commentary - whilst the assessment of policies, spatial strategy and housing includes commentary explaining the significant effects for each policy, strategy, proposal and each strategic environmental assessment topic, this has not been set out for other aspects of the plan.	Suggest scoring system with commentary to explain the significant environmental effects.	In accordance with NatureScot comments Addendums 4 – Economic Investment Locations, Addendum 5 – Transition Area and Addendum 6 – Network of Centres was amended in line with the other assessments to include a commentary on the scoring and mitigation. Commentary was also added to Figure 12: Compatibility between Strategic Environmental Assessment and Renfrewshire Local Development Plan Objectives to help provide an understanding of the scoring.

<p>Mitigation – where negative environmental effects have been identified they would expect the environmental report to set out specific mitigation measures.</p>	<p>Specific mitigation measures must be clearly set out for each strategy, policy and proposal where significant environmental effects have been identified.</p>	<p>Addendums 4 – Economic Investment Locations, Addendum 5 – Transition Area and Addendum 6 – Network of Centres were amended in line with the other assessments to include a commentary on the scoring and mitigation.</p>
<p>The spatial representation of environmental constraints is useful – however it is unclear why all constraints have not been mapped.</p>	<p>Include soil data and Waterhead Moor – Muirsheil Wild Land Area</p>	<p>Class 5 soils and the Waterhead Moor – Muirsheil Wild land area was added to Figure 6, as this is the figure containing the detailed natural and built heritage data.</p>
<p>Page 23 – Environmental Baseline Soils. The consideration given to soils is welcomed.</p>	<p>The presence of class 1 and class 5 soils should be referenced and inform the indicator.</p>	<p>Figure 6 was updated to include both category 1 and category 5 soils. Paragraph 2.63 has also been expanded to reference both category 1 and 5 soils.</p>
<p>The inclusion of Class 1 nationally important carbon-rich soils, deep peat and priority peatland habitat is welcomed. Class 5 identifies carbon rich soil and deep peat despite no peatland habitat being recorded but have the potential to support peatland habitats.</p>	<p>Recommend that class 5 is included alongside the class 1 soils and suggested adding ‘.....there are also Class 5 soils which contain carbon rich soils and deep peat and are considered to be a significant carbon store with the potential to support peatland habitats.’</p>	<p>The suggested text was added to paragraph 4.35 on page 48.</p>
<p>Mitigation –the updated Environmental Report should provide further details of mitigation measures.</p>	<p>Provide further detail of mitigation measure clearly setting out how, when and by whom the mitigation will be delivered.</p>	<p>Mitigation measures have been identified where possible. The policies in the Local Development Plan set the framework and it is not always possible to predict the planning applications and the scale of development that may come forward. For example, where a potential</p>

		negative impact on biodiversity, flora or fauna has been identified the mitigation will reflect the findings of the appropriate technical assessments required to accompany a planning application.
Transition Area – cover large areas and many of them are likely to support a degree of biodiversity interest.	Developers should be made aware of the need to fully consider biodiversity to ensure any effects are mitigated and should be highlighted in the assessment.	The text 'Policy ENV2 and the criteria set out in the New Development Supplementary Guidance ensures that any adverse impact on species, network connectivity and landscape character is minimised. Appropriate technical assessments may be required to accompany a planning application' has been added to addendum 1 - the assessment of the transition area policy.  Addendum 5 was amended to acknowledge that appropriate technical documents may need to accompany a planning application.
<b>0308 – Historic Environment Scotland</b>		
<b>Comments / points raised</b>	<b>Amendments sought</b>	<b>Response</b>
Welcome that most of the comments and suggestions made during previous consultations with the Council have been taken into account. Overall agree with the findings of the updated environmental report.		Noted



Figure 5 - General Comments

0298 - Springfield Properties PLC		
Comments / points raised	Amendments sought	Response
<p>The strategic environmental assessment that has been undertaken for the sites proposed to be allocated and others promoted through the local development plan process is deemed to not have been an objective exercise and a less subjective assessment could have found the site to generally have no significant impacts.</p> <p>The strategic environmental assessment includes the Craigton Farm site as an alternative site. The conclusions reached within the Strategic Environmental Assessment for the 3 larger new allocations included within the emerging Local Development Plan (LDP2024, LDP2032 &amp; LDP 2057) and the Craigton Farm site shows that there has been an unduly negative view taken of the site.</p>	<p>Revisions to the environmental report are justified to ensure that an objective assessment of all sites is presented as part of the emerging LDP documentation. Suggested assessment scoring was provided.</p>	<p>The Council has openly and transparently assessed all sites submitted through the Local Development Plan process, considering the relative merits of each of the proposals that were submitted.</p> <p>Although Springfield Properties have submitted an alternative assessment of the site it was not considered necessary to alter the conclusion of the Council’s assessment. The land at Craigton Farm, Bishopton is a green belt site and development is likely to have an impact on a number of the strategic environmental assessment topics.</p> <p>No change to the strategic environmental assessment was required.</p>

**0302 James (Glasgow) Ltd**

Comments / points raised	Amendments Sought	Response
<p>The strategic environmental assessment provides an assessment of the site at Thriplee Road, which notes:</p> <ul style="list-style-type: none"> <li>• Given the size of the site, there would be limited impact on air quality and carbon emissions;</li> <li>• There is access to public transport from the site;</li> <li>• That water quality along with adequate drainage will require consideration by the developer;</li> </ul> <p>It has been confirmed that the developers are willing to provide any required improvements to walking, cycling and public transport connectivity.</p> <p>Also note that Scottish Environment Protection Agency have no flood risk concerns relating to the allocation of the site and Scottish Water have confirmed that there is currently sufficient capacity at the water and waste treatment works.</p>	<p>The entire site at Thriplee Road, Bridge of Weir should be designated within the urban area, as a housing development opportunity site within the emerging Local Development Plan.</p>	<p>The Council has openly and transparently assessed all sites submitted through the Local Development Plan process, considering the relative merits of each of the proposals that were submitted.</p> <p>No change to the strategic environmental assessment was required.</p> <p>The Report of Examination recommended that this site be added to the Local Development Plan. In adopting the Local Development Plan the Council’s Communities, Housing and Planning Policy Board decided not to accept this recommendation. The decision of the board not to accept the Reporter’s Recommendation on this site in adopting the Local Development Plan is currently subject to a legal challenge.</p>

<p>The developers are willing to provide any required studies demonstrating the feasibility of the site in relation to flooding and drainage and are also willing to provide a transport assessment if required.</p>		
<p><b>0306 Stewart Milne Homes</b></p>		
<p><b>Comments / points raised</b></p>	<p><b>Amendments Sought</b></p>	<p><b>Response</b></p>
<p>Address issues raised by the Council in the strategic environmental assessment in respect of Kilbarchan and site specific comments made on local development plan site reference 2001.</p> <p>It is noted that in Figure 2 of the strategic environmental assessment report, the only ‘significant negative impact’ listed against the proposed site is landscape impact. This is reiterated in Background Paper 2 – Housing Site Assessments. Ironside Farrar’s Landscape Assessment prepared on behalf of the Council states that “the site is generally not prominent in the wider landscape” and that areas of the site “could potentially be developed without breaching the ridgeline that contains the settlement to the north” .</p>	<p>Section 7 - Landscape, change “significant negative impact” to “no significant impact”. This can be achieved by utilising a strong structural landscape framework around the site boundaries.</p>	<p>The Council has openly and transparently assessed all sites submitted through the local development plan process, considering the relative merits of each of the proposals that were submitted.</p> <p>The strategic environmental assessment has been informed by numerous background papers including the Landscape Assessment. The Landscape Assessment concludes its assessment on page 148 that the site is in a prominent location and forms the northern setting to the settlement and that there is a lack of a defensible green belt boundary to the east and the development of this site would fail to integrate with the settlement.</p> <p>No change to the strategic environmental assessment was required</p>

<p>This would suggest that the physical land use principle of developing the site for housing in landscape terms is acceptable.</p>		
<p><b>0317 Cala West Homes</b></p>		
<p><b>Comments / points raised</b></p>	<p><b>Amendments Sought</b></p>	<p><b>Response</b></p>
<p>Promoting land at Honeybog Hill, Paisley Road, Paisley for residential development of around 200 homes.</p> <p>Planning and strategic environmental assessment of the site has been provided by CALA which demonstrates that the site should be considered to have an overall neutral score against the strategic environmental assessment criteria, and that it scores more favourably than seven sites which the Council considered suitable for housing development.</p>	<p>Alternative strategic environmental assessment of site provided.</p>	<p>The Council has openly and transparently assessed all sites submitted through the local development plan process, considering the relative merits of each of the proposals that were submitted.</p> <p>No change to the strategic environmental assessment was required.</p>
<p>Object to the non-allocation of Kilmacolm Road, Houston Reference: LDP2052 for residential development in the Renfrewshire Local Development Plan Proposed Plan.</p> <p>Provided their own Planning and strategic environmental assessment of the site has</p>	<p>Alternative strategic environmental assessment of site provided.</p>	<p>All sites that were submitted through the Local Development Plan Process, the Council has prepared their own assessment of the site in the same open and transparent manner it has for all sites and no change to the strategic environmental assessment was required.</p>

<p>been provided by CALA which demonstrates that the site should be considered to have an overall positive score against the strategic environmental assessment criteria.</p>		
<b>0319 Miller Homes</b>		
<b>Comments / points raised</b>	<b>Amendments Sought</b>	<b>Response</b>
<p>Object to the non-allocation of Northbar (Phase 2), Erskine (Reference: LDP2046) for residential development in the Renfrewshire Local Development Plan Proposed Plan.</p> <p>Provided their own Planning and strategic environmental assessment of the site which demonstrates that the site should be considered to have an overall positive score against the strategic environmental assessment criteria.</p>	<p>Alternative Strategic Environmental Assessment of site provided.</p>	<p>All sites that were submitted through the Local Development Plan Process, the Council has prepared their own assessment of the site in the same open and transparent manner it has for all sites and no change to the strategic environmental assessment was required.</p> <p>Report of Examination recommended that this site is added to the Local Development Plan. Site is identified as a residential site in the adopted Renfrewshire Local Development Plan 2021.</p>
<p>Object to the non-allocation of Caplethill Road, Paisley (Ref: LDP2041) for residential development in the Renfrewshire Local Development Plan Proposed Plan.</p>	<p>Alternative strategic environmental assessment of site provided.</p>	<p>All sites that were submitted through the Local Development Plan Process, the Council has prepared their own assessment of the site in the same open and transparent manner it has for all sites and no change to the strategic environmental assessment was required.</p>

<p>Provided their own Planning and strategic environmental assessment of the site which demonstrates that the site should be considered to have an overall neutral score against the strategic environmental assessment criteria.</p>		
<b>0338 Taylor Wimpey</b>		
<b>Comments / points raised</b>	<b>Amendments Sought</b>	<b>Response</b>
<p>Object to the non-allocation of Fodston Farm, Bridge of Weir (Ref: LDP2030) for residential development in the Renfrewshire Local Development Plan Proposed Plan.</p> <p>Provided their own Planning and strategic environmental assessment of the site which demonstrates that the site should be considered to have an overall neutral score against the strategic environmental assessment criteria.</p>	<p>Alternative strategic environmental assessment of site provided.</p>	<p>All sites that were submitted through the Local Development Plan Process, the Council has prepared their own assessment of the site in the same open and transparent manner it has for all sites and no change to the strategic environmental assessment was required.</p>
<b>1488 Cala Homes West, Lynch Homes and Persimmon Homes</b>		
<b>Comments / points raised</b>	<b>Amendments Sought</b>	<b>Response</b>

<p>Object to the non-allocation of Southbar, Erskine Reference LDP2047 for residential development in the Renfrewshire Local Development Plan Proposed Plan.</p> <p>Provided their own Planning and strategic environmental assessment of the site which demonstrates that the site should be considered to have an overall neutral score against the strategic environmental assessment criteria.</p>	<p>Alternative strategic environmental assessment of site provided.</p>	<p>All sites that were submitted through the Local Development Plan Process, the Council has prepared their own assessment of the site in the same open and transparent manner it has for all sites and no change to the strategic environmental assessment was required.</p>
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## ADOPTION OF THE RENFREWSHIRE LOCAL DEVELOPMENT PLAN AND SEA

The production of the Local Development Plan is a legislative requirement of the Planning Etc (Scotland) Act 2006.

The Renfrewshire Local Development Plan 2021 sets out the spatial strategy that facilitates investment and guides the future of use of land while protecting Renfrewshire's diverse environment.

The 2021 Renfrewshire Local Development Plan is in two parts and has a spatial strategy for Renfrewshire and then a detailed policy framework structures around five themes:

- Economy;
- Centres,
- Infrastructure;
- Places; and
- Environment.

The Proposals Map are an integral part of the local development plan as they outline the specific areas of land to which the policies listed in the Local Development Plan apply.

### ***Adoption of Local Development Plan 2021***

The Proposed Renfrewshire Local Development Plan was approved by the Communities, Housing and Planning Policy Board on 12 March 2019. Following an extensive period of consultation during 2019, the Proposed Plan, the representations made to it and the

Council's responses to these representations were submitted to the Scottish Ministers on the 31 January 2020 for Examination.

The Examination Report into the Proposed Renfrewshire Local Development Plan was published on the 2 February 2021.

The Examination Report concluded that the spatial strategy and policy framework of the proposed plan was appropriate and consistent with Clydeplan Strategic Development Plan and Scottish Planning Policy.

A number of recommendations were included in the Examination Report. There were some minor changes to policies in the Plan and parts of the guidance in the draft new development supplementary guidance were added to policies within the Plan.

Two areas where the Reporters recommended more significant modifications to the Plan related to the addition/removal of housing sites and the inclusion of three new policies.

The Council adopted the Local Development Plan on 15<sup>th</sup> December 2021.

Figure 6 summaries the modifications to the local development plan and how they have been taken into account in the environmental report.



### ***Changes to Housing Land Supply***

The following additional residential sites were added to the adopted Local Development Plan following the Examination. No change was required to the Strategic Environmental Assessment of these sites.

- LDP2033 - Land west of Barochan Road, Houston
- LDP2037 - Barhill Crescent, Kilbarchan
- LDP2046 - Northbar Phase 2, Erskine
- LDP2077 - Elderslie Golf Club, Elderslie

The following residential sites were removed when adopting the Local Development Plan.

- RFRF1003 - Erskine Riverfront, Erskine
- LDP2095 – Manse Crescent, Houston

In adopting the Local Development Plan the Council’s Communities, Housing and Planning Policy Board did not accept three of the recommendations in the Report of Examination.

- LDP2057 - Housing site at Rannoch Road, Johnstone remains allocated in the Local Development Plan.
- LDP 2053 - Land at Auchenlodment Road, Elderslie is not allocated as a housing site.
- LDP2064 - Land at Thriplee Road, Bridge of Weir is not allocated as a housing site.

The Council’s Communities, Housing and Planning Policy Board decision not to accept the Reporter’s Recommendation in relation to

the sites at Thriplee Road, Bridge of Weir and Rannoch Road, Johnstone when adopting the Local Development Plan is currently subject to a legal challenge.

No change to the Strategic Environmental Assessment is required in relation to the housing sites.

### ***New Policies***

Three new policies have been added to the Infrastructure Section of the Local Development Plan. The new policies relate to:

- Policy 16 - Communications and Digital Infrastructure;
- Policy 17 - Zero and Low Carbon Developments; and
- Policy 18 - Developer Contributions.

An environment assessment of these policies is contained in Figure 7, 8 and 9. These are not new policies and have involved moving guidance from the New Development Supplementary Guidance to the Local Development Plan.

### ***New Development Supplementary Guidance***

New Development Supplementary Guidance supports the local development plan and provides more detailed criteria and guidance for assessing new development. Structured around the same five themes as the Renfrewshire Local Development Plan 2021 the new development supplementary guidance outlines what developers need to do in designing, delivering and implementing development.

The Renfrewshire Local Development Plan New Development Supplementary Guidance (2022) was subject to additional

consultation in April 2022. This was to allow an opportunity for stakeholders and communities to comment on the additional guidance including new guidance to support the delivery of affordable housing across Renfrewshire.

The additional guidance will enable developers to make a commuted sum payment to deliver affordable homes, during the planning application process, in limited circumstance when affordable homes can't be delivered on a development site. Addendum 2 that accompanies the strategic environmental assessment has been updated to reflect the changes to the supplementary guidance.

## MONITORING MEASURES

Renfrewshire Council is required to monitor the significant environmental effects when the local development plan is implemented. The Council will do this through the review of Renfrewshire's State of Environment Report. This monitoring will include the provision of information on the measures that are to be taken to monitor for any unforeseen environmental effects.

Under the Planning (Scotland) Act 2019 the Council will be required to produce an Evidence Report to ensure there is robust evidence in place before proceeding with the preparation of the next local development plan.

The Evidence Report will set the context within which the next local development plan will emerge and will reflect trends identified in the state of the environment report.

## CONCLUSION

The strategic environmental assessment process has had a positive effect on the preparation of the Renfrewshire Local Development Plan 2021. The process of identifying both significant and negative environmental effects has enabled mitigation measures to be built in to both the Adopted Renfrewshire Local Development Plan 2021 and the new development supplementary guidance.

The Renfrewshire Local Development Plan will have an overall positive impact on the environment as it contains a range of policies and proposals which requires environmental considerations to be taken into account, when making decisions on planning applications.

It is important to monitor the effects of implementing the Adopted Renfrewshire Local Development Plan 2021 as this will provide the mechanism to identify potential unforeseen adverse environmental effects and this will provide a sound base for preparation of the next local development plan.

## SCOTTISH GOVERNMENT REPORTER’S RECOMMENDATIONS AND MODIFICATIONS TO THE LOCAL DEVELOPMENT PLAN - HOW THEY HAVE BEEN TAKEN INTO ACCOUNT IN THE ENVIRONMENTAL REPORT

FIGURE 6

ISSUE	REPORTER’S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
01 Spatial Strategy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the second bullet point on page 8 ‘Implementing the Spatial Strategy’ to read as follows: <ul style="list-style-type: none"> <li>• “Contributes positively to the character, appearance and function of the place, benefiting the amenity of the area and protecting and enhancing the natural, built and cultural heritage and its setting, including delivering net biodiversity gain.”</li> </ul> </li> <li>2. Amending the fourth bullet point on page 8 ‘Implementing the Spatial Strategy’ to read as follows: <ul style="list-style-type: none"> <li>• “To apply a placemaking approach to deliver high-quality, well-designed, sustainable places, ensuring that the design of new development is demonstrated to benefit the area by following the principles of ‘Renfrewshire’s Places’ Design Guidance.”</li> </ul> </li> <li>3. Adding the following bullets points after the last bullet point on page 8 ‘Implementing the Spatial Strategy’ as follows: <ul style="list-style-type: none"> <li>• “Safeguard, enhance and promote access to natural heritage including open space, green infrastructure and green networks, landscape, biodiversity and the wider environment.”</li> <li>• “Locate development on sites which can be accessed sustainably to encourage a modal shift from the private car to walking, cycling and public transport.”</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>1. Modification to include reference to function of place and net biodiversity gain will strengthen the spatial strategy. No change required to environmental assessment.</li> <li>2. No change required to the environmental assessment.</li> <li>3. Adding the additional bullet points helps recognise the importance that the wider environment plays in creating sustainable places. It also helps ensure that development sites are in locations where active travel is encouraged and promoted both bullets strengthen the assessment of implementing the spatial strategy. No change to the assessment is required.</li> </ol>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
<p>02 Delivering the Spatial Strategy – Economy</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the first paragraph of Policy E1 Renfrewshire’s Economic Investment Locations to read as follows:  “Renfrewshire’s Economic Investment Locations are identified and promoted for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development as well as airport related uses and ancillary service provision, along with support for a wider range of employment generating uses.”</li>   <li>2. Adding the following bullet point on page 19: <ul style="list-style-type: none"> <li>• “Support proposals for home-working, live-work units, micro businesses and community hubs where there is no significant detrimental impact on amenity.”</li> </ul> </li>   <li>3. Amending the reference to “Natura 2000 sites” in Policy E3 Transition Areas to “European sites”.  [This modification affects all references to “Natura 2000 sites” within the proposed plan and should be picked up by the council as a consequential amendment]</li>   <li>4. Amending the second bullet point in Policy E4 Tourism to read as follows: <ul style="list-style-type: none"> <li>• “The siting, scale and layout of the proposal is proportionate, complements the landscape character and setting, and would be compatible with neighbouring land uses.”</li> </ul> </li>   <li>5. Adding the Motor Vehicle Sales Sub-Zone to the Hillington Simplified Planning Zone boundary on Illustrative Figure 5 on page 15.</li> </ol>	<ol style="list-style-type: none"> <li>1. Airport related uses are referred to in Schedule 3 of ClydePlan. This modification provides consistency and clarity with the figure 1 in the New Development Supplementary Guidance and no change to the assessment is required.</li>   <li>2. This additional bullet helps encourage sustain patterns of working and has a positive impact on the policy. No change to the environmental assessment is required.</li>   <li>3. All reference to Natura 2000 sites should be updated to European sites. No change to the assessment is required.</li>   <li>4. Ensuring tourism developments considered siting and scale alongside ensuring they compliment surrounding landscape character helps strengthen the assessment of Policy E4. No change the assessment is required.</li>   <li>5. Adding motor vehicle sales sub zone provides clarity to Figure 5 and consistency with the Simplified Planning Zone. No change to the environmental assessment is required.</li>   <li>6. No change required to assessment – text amendment.</li> </ol>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>6. On Illustrative Figure 5 on page 15, amending the key relating to Hillington and Cardonald Surface Water Management Plan to remove the words “Being Prepared”.</p> <p>7. Amending Proposal Map D to show Deanside freight safeguarded zone within the Hillington Simplified Planning Zone, as far as the Renfrewshire local authority boundary.</p> <p>8. Amending the fifth bullet point on page 19 to read as follows:</p> <ul style="list-style-type: none"> <li>• “Protect and enhance the quality of the built and natural environment and be of a design that is appropriate to reflect the siting, density, character, landscape setting and identity of the surrounding area.”</li> </ul>	<p>7. Amending the Proposal Map D to reflect Illustrative Figure 5 has no policy implications and no change to the environmental assessment is required.</p> <p>8. Ensuring protection and enhancement of the built and natural environment is an important part of delivering high quality sustainable development. This strengthens the economy section text and no change to the assessment is required.</p>
03 Delivering the Spatial Strategy – Centres	<p>Modify the local development plan by:</p> <p>1. Amending the second paragraph of Policy C1 Renfrewshire’s Network of Centres, on page 25, to read as follows:  “All development proposals within the Network of Centres will be considered in line with the hierarchy and role and the function of centres as set out in Figure 3 – Renfrewshire’s Network of Centres – Role and Function within the New Development Supplementary Guidance and the sequential approach set out in Scottish Planning Policy.”</p> <p>2. Inserting “ identified on Illustrative Figure 7 – Renfrewshire’s Network of Centres on page 22 of this plan” between “Network of Centres” and “ will be considered” in the second paragraph of Policy C1 Renfrewshire’s Network of Centres on page 25.</p>	<p>1. Including reference to Figure 3 within policy C1 ensures consistency between the New Development Supplementary Guidance and the Local Development Plan. No change to the environmental assessment is required.</p> <p>2. This ensures that Illustrative Figure 7 is considered whilst applying policy C1. No change to the assessment is required.</p> <p>3. The Local Development Plan already applied the sequential test, this amendment clarifies that this includes the town centre first approach. No amendment to assessment required.</p>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>3. Inserting “town centre first” between “in accordance with the ” and “ sequential approach” in the first paragraph of Policy C2 Development Out with Renfrewshire’s Network of Centres on page 25.</p> <p>4. Deleting “, subject to the availability of suitable opportunities” from the first paragraph of Policy C2 Development Out with Renfrewshire’s Network of Centres on page 25.</p> <p>5. Retitling the map on page 24 to read, in bold text: “Illustrative Figure 9 – Braehead Development Framework Area (see Braehead Centre Strategy for details)”.</p> <p>6. Deleting the Transport Interchange fill and Potential Fastlink Route (indicative) arrowed pecked line and their key entries from Illustrative Figure 9 on page 24.</p> <p>7. Adding “Commercial” between “Braehead Strategic ” and “ Centre” in the key of the map on page 24.</p> <p>8. Adding “ (Local Commercial Centre)” after “Braehead Retail Park” in the key of the map on page 24.</p> <p>9. Adding “Core” between “Renfrew” and “Town Centre” in the key of the map on page 24.</p> <p>10. Replacing the fifth paragraph on page 21 with the following new paragraph: “A Centre Strategy and Action Plan has been prepared for Strategic Centres and Town Centres including Paisley, Braehead, Johnstone, Renfrew, Erskine and Linwood to guide investment in these Centres and support the delivery of the Renfrewshire Local Development Plan. The Centre Strategies and Action Plans promote and identify new innovative ways to support and enhance Renfrewshire’s Centres to</p>	<p>4. This modification ensures consistency with the sequential approach as set out in the Policy C2, no change to the assessment is required.</p> <p>5. No change required to assessment – text amendment.</p> <p>6. No change required to assessment – text amendment.</p> <p>7. No change required to assessment – text amendment.</p> <p>8. No change required to assessment – text amendment.</p> <p>9. No change required to assessment – text amendment.</p> <p>10. The amended text provides clarification that Centre Strategies and Action Plans have been prepared for each Strategic Centre and Town Centre and links to the Action/ Delivery Programme. No change is required to the assessment.</p> <p>11. No change required to assessment – text amendment.</p>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>ensure they continue to thrive and meet the needs of residents, businesses and visitors. The Strategies and Action Plans will be reviewed in line with Action 10 of the Draft Renfrewshire Local Development Plan Action/Delivery Programme.”</p> <p>11. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map B.</p> <p>12. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map D.</p> <p>13. Adding “Commercial” between “Strategic ” and “ Centre” in the key to the depiction of centres on Proposals Map D.</p> <p>14. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map E.</p> <p>15. Adding “Town” between “Strategic ” and “ Centre” in the key to the depiction of centres on Proposals Map E.</p> <p>16. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map F.</p>	<p>12. No change required to assessment – text amendment.</p> <p>13. No change required to assessment – text amendment.</p> <p>14. No change required to assessment – text amendment.</p> <p>15. No change required to assessment – text amendment.</p> <p>16. No change required to assessment – text amendment.</p>
04 Delivering the Spatial Strategy – Infrastructure	<p>Modify the proposed local development plan by:</p> <p>1. Adding the following at the end of the first sentence of the second paragraph of Policy I1 Connecting Places on page 33: “, including through use of developer contributions, in accordance with Policy I8”.</p>	<p>1. This amendment provides linkages to the new Policy I8 Developers Contributions which is fully assessed in Figure 9 of this Post Adoption Statement.</p> <p>2. Modification clarifies that the modal shift is away from private car in line with Scottish</p>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>2. Adding “ from the private car” between “...support modal shift” and “is a key consideration...” in the first paragraph of Policy I1 Connecting Places, on page 33.</p> <p>3. Adding “ networks” between “...connect to active travel” and “, public transport networks...” in the second paragraph of Policy I1 Connecting Places, on page 33.</p> <p>4. Adding the following second sentence to the second paragraph of Policy I1 Connecting Places on page 33:  “Proposals to enhance, extend and create new high-quality, safe, attractive and integrated walking and cycling routes will be supported. New and enhanced routes should be considered at the outset of the design process, linking with existing and proposed active travel routes and contributing to the wider active travel and green networks.”</p> <p>5. Replacing the third paragraph of Policy I1 Connecting Places, on page 33 with the following paragraph:  “Development proposals which will generate significant travel should be supported by a Travel Plan which demonstrates how the development will support sustainable transport objectives.”</p> <p>6. Adding a fill or delineation to Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) which identifies the settlement (or relevant constituent parts thereof) as walking and cycling friendly on page 42.</p> <p>7. Adding a key entry to Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) for the fill or delineation added in response to recommended modification 6) above. The title of this key entry to read “Exemplar Walking and Cycling Friendly Settlement” on page 42.</p>	<p>Planning Policy, this enhances the policy and supports the environmental assessment.</p> <p>3. Including the word network after active travel has helped refine and strengthen Policy I1 making the policy more robust by linking to existing and proposed active travel routes. No change to the assessment is required.</p> <p>4. The additional text strengthens Policy I1 ensuring active travel routes are considered throughout the design of developments and how it can link to the wider green network and active travel network. No change to the environmental assessment is required.</p> <p>5. Including reference to the requirement for a Travel Plan where there may be a significant transport impact will help support sustainable transport and active travel and this strengthens Policy I1. No change to the assessment is required.</p> <p>6. No change required to assessment – figure amendment.</p> <p>7. No change required to assessment – figure amendment.</p>



ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>9. Adding the following new Policy after Policy I5 Waste Management and Note: New Development Supplementary Guidance on page 36, using the same layout, colours and formatting as the other policies in this section:</p> <p>“POLICY I6 – Communications and Digital Infrastructure The expansion of the communications network including telecommunications, broadband and digital infrastructure will be supported.</p> <p>Opportunities for the provision of digital infrastructure to new homes and business premises requires to be explored as an integral part of new development. Development proposals require to be designed to reflect the needs for digital communication networks to evolve and respond to technology improvements and require to incorporate existing or future high-speed digital network connections and other digital technologies.</p> <p>New development proposals require to be designed in such a way as to incorporate high speed digital connections and other digital technologies that could improve connectivity while optimising energy efficiency contributing to a reduction in the carbon footprint of the building.</p> <p>Proposals for new communications and digital infrastructure should be designed, positioned and sited to keep any environmental impacts to a minimum and must address the following matters when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> <li>• Mast or site sharing;</li> <li>• Installation on buildings or other existing structures;</li> <li>• Installing the smallest suitable equipment, commensurate with technological requirements;</li> </ul>	<p>8. A full assessment of this new Policy is undertaken in Figure 7 of this Post Adoption Statement.</p> <p>9. Including reference to permeable surfaces and green roofs expands the wider design interventions and green infrastructure in relation to sustainable urban drainage systems. This strengthens Policy I3. No change to the assessment is required.</p> <p>10. Including reference to paragraph 169 of Scottish Planning Policy ensures consistency with guidance. No change to the assessment is required.</p> <p>11. Including reference to the ‘getting it right for every child approach’ which will help ensure that proposed developments included safe routes to school. This helps strengthen Policy I1 and no change to the assessment is required.</p> <p>12. Having a requirement for the provision of electric vehicle charging points in new developments is a positive modification to Policy I4 and no change to the assessment is required.</p>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<ul style="list-style-type: none"> <li>• Concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and</li> <li>• Installation of ground-based masts.</li> </ul> <p>In addition, all proposals should address site-specific issues in accordance with the detailed Communications and Digital Infrastructure development criteria set out in the New Development Supplementary Guidance.”</p> <p>9. Replacing the phrase “...based on naturalised Sustainable Urban Drainage Systems (SUDS).” in the second sentence of the third paragraph of Policy I3 Flooding and Drainage on page 34 with the following: “including naturalised Sustainable Urban Drainage Systems (SUDS), permeable surfaces and green roofs.”</p> <p>10. Replacing the words “, will be considered in the” in the second sentence of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35 with the following: “ and wind energy developments will be considered against the relevant criteria set out in paragraph 169 of Scottish Planning Policy and in”.</p> <p>11. Adding the following new paragraph to Policy I1 Connecting Places on page 33: “Development should provide safe connections, including safe routes to school, following the ‘Getting it Right for Every Child’ approach.”</p> <p>12. Adding the following new paragraph to Policy I4 Renewable and Low Carbon Energy Developments on page 35: “Development should provide electric vehicle charging stations as an integral part of any new development or redevelopment proposal.”</p>	<p>13. No further assessment required as modification ensures that any new development will not impact on freight facilities and will consider connections to existing freight transfer facilities.</p> <p>14. In line with Scottish Planning Policy the modification ensures that all development proposals will demonstrate the sustainable management of water and where required will be supported by an assessment of flood risk and drainage. No change to the assessment is required.</p> <p>15. No change required to assessment – text amendment.</p> <p>16. Ensuring climate change mitigation and adaptation are considered through renewable or low carbon energy technologies strengthens Policy I4 and no change to the assessment is required.</p> <p>17. No change required to assessment – text amendment.</p> <p>18. No change required to assessment – text amendment.</p>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>13. Adding the following new paragraph to Policy I2 Freight on page 33: “New development should not impact upon the functioning of freight facilities and should consider connections to existing freight transfer facilities.”</p> <p>14. Replacing the fifth paragraph of Policy I3 Flooding and Drainage on page 34 with the following: “All development proposals shall demonstrate the sustainable management of water providing suitable drainage infrastructure, including green infrastructure, and ensuring that there will be no unacceptable flood risk associated with the development. Proposals require to be supported by an assessment of flood risk and drainage when deemed necessary by the Planning Authority”.</p> <p>15. Separating the first and second sentences of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35 to create two separate paragraphs.</p> <p>16. Adding the following after the first sentence of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35: “Proposals should incorporate climate change mitigation and adaptation into the design of new development through the integration of renewable or low carbon energy technologies.”.</p> <p>17. Deleting “and” from the end of the sentence associated with the seventh bullet point of the list under Policy I5 Waste Management on page 36.</p> <p>18. Replacing the full stop at the end of the sentence associated with the eighth bullet point of the list under Policy I5 Waste Management on page 36 with the following: “; and”</p>	<p>19. The modifications provide further clarity to Policy I5 ensuring that there is provision for servicing, landscaping and screening of waste management facilities. No change to the assessment is required.</p> <p>20. The modifications to Policy P1 Renfrewshire Places strengthen the Policy no change to the assessment is required.</p> <p>21. A full assessment of this new Policy I7 is undertaken in Figure 8 of this Post Adoption Statement.</p>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>19. Adding a ninth bullet point to the list under Policy I5 Waste Management on page 36 and adding the following associated text: "They make suitable provisions for servicing, landscaping and screening."</p> <p>20. Adding the following new paragraph after the first paragraph of Policy P1 Renfrewshire's Places, on page 58:            "All development proposals should also:</p> <ul style="list-style-type: none"> <li>• Avoid causing unacceptable impacts on the environment and/or biodiversity or a loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives, and;</li> <li>• Ensure that the infrastructure, connections and services required to support the development are in place including: footpath connections; provision for waste storage, recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities."</li> </ul> <p>21. Adding the following new Policy before Note: New Development Supplementary Guidance, on page 36, using the same layout, colours and formatting as the other policies in this section:</p> <p>"POLICY I7 – Zero and Low Carbon Buildings            All new buildings, with the exception of those listed below, shall, in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions, to reduce the predicted emissions by at least 15% below 2007 building standards.</p> <p>The developments exempt from the above standards are as follows:</p>	

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<ul style="list-style-type: none"> <li>• Buildings exempt from building regulations;</li> <li>• Alterations and extensions to buildings;</li> <li>• Changes of use or conversion of buildings;</li> <li>• An ancillary building that is stand-alone, having an area less than 50 square metres;</li> <li>• Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;</li> <li>• Buildings which have an intended life of less than two years.”</li> </ul>	
05 Developer Contributions	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing all paragraphs beneath the sub-heading “Developer Contributions” on page 31 with the following new paragraphs:  “The Plan recognises the important role that new developments have in investing in Renfrewshire, as well as the associated infrastructure that is required to support development and deliver good places. <p>A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments.</p> <p>Potential contributions are highlighted through the preparation of the Local Development Plan with early input from Key Agencies and other consultees or where possible at the pre-application stage prior to any application being submitted. Any developer contribution that is required to support a proposed development will be secured through the planning application process and assessed against Policy I8 – Developer Contributions of this plan.</p> </li> </ol>	<ol style="list-style-type: none"> <li>1. The modifications proposed to the supporting text on developers contributions ensures that the Local Development Plan is in line with Circular 3/2012. The Plan includes a new Policy I8 – Developers Contribution which is fully assessed in Figure 9 of this Post Adoption Statement.</li> <li>2. A full assessment of this new Policy I8 Developers Contributions is undertaken in Figure 9 of this Post Adoption Statement.</li> </ol>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>Where a planning obligation is considered essential to support a development, any contributions sought will be identified by the Planning Authority in consultation with Key Agencies and other consultees early in the planning application process and will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.</p> <p>Figure 11, which was produced following a number of discussions with Key Agencies and other consultees in the Local Development Plan preparation process, identifies potential capacity constraints in parts of Renfrewshire's infrastructure which will require further consideration in preparing future development proposals. Early discussions are required to enable detailed solutions prior to the submission of a planning application, to ensure that the potential solution is feasible and deliverable. Transport Background Paper 7 published alongside the Local Development Plan considers the effects of development within the Plan on the strategic and local road network and highlights capacity constraints within the road network.</p> <p>An example of where early discussions with Key Agencies have identified areas where interventions may require to be considered is major developments such as the Advanced Manufacturing and Innovation District Scotland that have the potential to be significant trip generators. Potential solutions to the existing transport network must be considered in the wider context and collaborative working with all relevant land use, planning and transport bodies will continue considering potential interventions such as a Managed Motorway Scheme. The Council will continue to work with Key Agencies, infrastructure providers and other stakeholders to monitor infrastructure capacity across Renfrewshire throughout the period of the Local Development Plan."</p>	

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>2. Adding the following new Policy before Note: New Development Supplementary Guidance and after suggested new Policy 17 Zero and Low Carbon Buildings (see Issue 4: Delivering the Spatial Strategy – Infrastructure), on page 36, using the same layout, colours and formatting as the other policies in this section:</p> <p>“POLICY 18 – Developer Contributions Contributions will be sought for the following items to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location:</p> <ul style="list-style-type: none"> <li>• Education – additional classrooms and associated school facilities required to support the operation of a school, related to the number of pupils generated by the development;</li> <li>• Healthcare Services and Facilities – where investment is required to provide healthcare infrastructure to address increased demand generated by the development;</li> <li>• Traffic Management and Active Travel – traffic signals, crossings, measures required in relation to road safety and providing safer routes to school, active travel connections and improvements to the road network required to support the development;</li> <li>• Public Transport Infrastructure – where investment is required to address increased demand associated with the development;</li> <li>• Open Space – where a contribution is required to enhance open space provision off-site to support the development;</li> <li>• Blue/Green Infrastructure – where a contribution is required in relation to the sustainable management of water and where mitigation including on-site or off-site habitat creation or enhancements to watercourses are required.</li> </ul>	

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>Early discussion will be required to establish the infrastructure requirements of a proposed development. Any contribution will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.</p> <p>Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation, such as the Local Government (Scotland) Act 1973, will be considered.”</p>	
06 Delivering the Spatial Strategy – Places	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting “and character” between “...existing uses ” and “ as set out by...” under Policy P1 Renfrewshire’s Places, on page 58.</li> <li>2. Replacing “where they make a positive contribution to the character of the area” with “, in accordance with Policy ENV2 Natural Heritage,” in the text associated with the seventh bullet point, on page 61.</li> <li>3. Adding “, woodland ” between “...open space” and “and the water environment...” in the first sentence of Policy P5 Green/Blue Network, on page 59.</li> <li>4. Deleting “for activity and access to open space” in the second sentence of Policy P5 Green/Blue Network, on page 59.</li> <li>5. Inserting “valuable and functional ” between “Areas of ” and “open space, recreation...” in the first sentence of the first paragraph under Policy P6 Open Space, on page 59.</li> </ol>	<ol style="list-style-type: none"> <li>1. Including reference to character of place strengthens Policy P1, no change to the assessment is required.</li> <li>2. The modification provides linkages with Policy ENV2 and ensures that the natural heritage is protected. No change to assessment is required.</li> <li>3. The modification strengthens Policy P5 and provides recognition of the roll that trees and woodland planting play in blue and green networks. No change to the assessment is required.</li> <li>4. This modification recognises that green and blue networks provide more than just access and activity opportunities, this strengthens the</li> </ol>



ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>6. Replacing “accessible” with “high quality, accessible and ” between “incorporate ” and “multifunctional...” in the first sentence of the second paragraph under Policy P6 Open Space, on page 59.</p> <p>7. Inserting “access and ” between “...meet the ” and “recreational...” in the second sentence of the second paragraph under Policy P6 Open Space, on page 59.</p> <p>8. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify “P6 – Open Space” a representation of the land identified as proposed area of open space – SP031.</p> <p>9. Adding to Illustrative Figure 21: Johnstone, Linwood and Elderslie Settlement Plan (page 56), in accordance with the specification employed to identify “Open Space Assets”, a representation of the land identified as proposed area of open space – SP031.</p> <p>10. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify “P6 – Open Space” representations of the two playing fields identified as proposed area of open space – SP033.</p> <p>11. Adding to Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57), in accordance with the specification employed to identify “Open Space Assets”, representations of the two playing fields identified as proposed area of open space – SP033.</p>	<p>policy and recognises the role that green and blue networks play. No change to the assessment is required.</p> <p>5 – 7. These modifications to Policy P6 Open Space reinforce the requirement for valuable and functional open space to be accessible to all. No change to the environmental assessment is required.</p> <p>8. Modification to Proposals Map F identifying an additional area to be protected through Policy P6. No change required to assessment.</p> <p>9. Modification to Illustrative Figure 21 identifying an additional area to be protected through Policy P6. No change required to assessment.</p> <p>10. Modification to Proposals Map F identifying an additional area to be protected through Policy P6. No change required to assessment.</p> <p>11. Modification to Illustrative Figure 22 identifying an additional area to be protected through Policy P6. No change required to assessment.</p>

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	<p>12. Adding to Proposals Map E: Paisley, in accordance with the specification employed to identify "P6 – Open Space", representations of the two playing fields within the grounds of St Andrew's Academy, Ben Nevis Road which are not currently shown on this map.</p> <p>13. Adding to Illustrative Figure 19: Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston (page 54), in accordance with the specification employed to identify "Open Space Assets", representations of the two playing fields within the grounds of St Andrew's Academy, Ben Nevis Road which are not currently shown on this illustrative figure.</p> <p>14. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify "P6 – Open Space" a representation of proposed area of open space – SP032.</p> <p>15. Adding to Illustrative Figure 21: Johnstone, Linwood and Elderslie Settlement Plan (page 56), in accordance with the specification employed to identify "Open Space Assets", a representation of proposed area of open space – SP032.</p> <p>16. Deleting the descriptor "P2" from the representation of site reference LDP2095 on Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood.</p> <p>17. Altering the depiction of the boundary of site reference LDP2095 from "P2 – Additional Housing Sites" (pecked black and orange) to "P6 – Open Space" (solid dark green) on Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood.</p>	<p>12. Modification to Proposals Map E identifying an additional area to be protected through Policy P6. No change required to assessment.</p> <p>13. Modification to Illustrative Figure 19 identifying an additional area to be protected through Policy P6. No change required to assessment.</p> <p>14. Modification to Proposals Map F identifying an additional area to be protected through Policy P6. No change required to assessment.</p> <p>15. Modification to Illustrative Figure 21 identifying an additional area to be protected through Policy P6. No change required to assessment.</p> <p>16-18. The site LDP2095 is not required to meet the housing land supply requirement of Renfrewshire and is allocated as open space. Amendments to Proposals Map B and Illustrative Figure 22. No change to the assessment is required.</p> <p>19-20 Modification to Proposals Map B and Illustrative Figure 22 removing the identification of site SP007 as open space. The</p>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>18. Altering the depiction of site reference LDP2095 on Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57) from "Housing Site (Self-Build Opportunity)" (solid blue boundary with orange fill) to "Open Space Assets" (green fill).</p> <p>19. Deleting from Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood the representation of SP007 (land at Gryffe Castle, Bridge of Weir) as "P6 – Open Space".</p> <p>20. Deleting from Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57) the representation of SP007 (land at Gryffe Castle, Bridge of Weir) as "Open Space Assets".</p> <p>21. Deleting from Proposals Map D: Renfrew the representation of SP008 (land at Glasgow Airport) as "P6 – Open Space".</p> <p>22. Deleting from Illustrative Figure 18: Paisley North, Gallowhill, Ferguslie, Paisley West and Central (page 53) the representation of SP008 (land at Glasgow Airport) as "Open Space Assets".</p> <p>23. Redrawing the map on Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) on page 42 to reflect the full extent and boundaries of the area annotated as "P7" on Proposals Map C: Bishopton, Erskine, Inchinnan.</p> <p>24. Redrawing the "Community Woodland Park" fill on Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) to encompass its full illustrative extent.</p>	<p>site is protected from development through policies ENV 1 Green Belt, ENV 2 Natural Heritage and Policy P5 Green/ Blue Networks no change to the assessment is required.</p> <p>21-22 Modification to Proposals Map D and Illustrative Figure 18 removing the identification of site SP008 as open space. Site SP008 is contained within the operational land of Glasgow Airport and covered by Policy E5 Glasgow Airport. The site is no longer in use as a recreational facility and is not publicly accessible. No change to the environmental assessment is required.</p> <p>23-24 Modification to Illustrative figure 13 to provide the extent and boundaries of both the Community Growth Area and the proposed area community woodland in line with Policy P7. No change to the assessment is required.</p> <p>25-27 Modifying the Illustrative Figures by removing the reference to development opportunity sites that are out with SEILs, Local Industrial Areas and Glasgow Airport provides consistency with the Vacant and Derelict Land Strategy. Minor graphic change to the outline to the development opportunity sites require no change to the assessment.</p>

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	<p>25. Deleting from each of the Illustrative Figures on pages 12, 14, 15, 23, 40, 51, 52, 53, and 56 all "Development Opportunity Site" symbols relating to sites that are not contained within one of the following development plan allocations: Strategic Economic Investment Location, Local Industrial Area, Transition Area or Glasgow Airport.</p> <p>26. Identifying accurately with an outline and fill on each relevant Proposals Map, every "Development Opportunity Site" that remains after suggested modification (25) above has been made.</p> <p>27. Adding to the key of each relevant Proposals Map an identifier for "Development Opportunity Site".</p>	
<p>07 Housing Land Requirement and Policy P2 Housing Land Supply</p>	<p>Modify the local development plan by:</p> <p>1. Amending the text on page 45 under the heading 'Increasing the Supply of New Homes Across Renfrewshire' to read as follows:</p> <p>"The Renfrewshire Local Development Plan identifies a generous supply of housing land in accordance with Scottish Planning Policy in order to meet the Housing Land Requirements set out in Clydeplan Strategic Development Plan (2017) over the next ten years. Provision has been made with the plan, as set out in Tables 1 and 2, for meeting Renfrewshire's Housing Land Requirements as far as possible. There is a recognised shortfall in social housing which the council will monitor. The council aims to increase the supply of social housing through a number of measures including the implementation of Policy P3 and through its new build programme.</p> <p>Renfrewshire's list of sites which make up the Housing Land Supply is set out in Appendix 1. The Housing Land Supply is based on sites currently identified in the agreed Renfrewshire Housing Land Audit 2019 and includes new housing sites</p>	<p>1-2 Modifying the text ensures that a 5 year supply of effective housing land is maintained throughout the plan period. Recognition that there is a shortfall in the supply of social housing provision which will be monitored and addressed through the implementation of Policy P3 will help create sustainable communities that offer a range and choice of housing. No change to the assessment is required.</p> <p>3. Removing Appendix 1 and replacing it with the housing land supply ensures consistency with Policy P8. No change to the assessment is required.</p>

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	<p>allocated by this local development plan. These sites are considered to support sustainable mixed communities and ensure the continued delivery of new housing across Renfrewshire.</p> <p><i>[Note: Issue 11 recommends the insertion of a new paragraph here which refers to development briefs, lists the new allocated sites and refers to Background Paper 2 – Housing Site Assessments]</i></p> <p>In line with the Spatial Strategy the Housing Land Supply focuses on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development. The Renfrewshire Local Development Plan Action/Delivery Programme will continue to investigate new residential development opportunities.”</p> <p>2.Inserting the following tables into page 45.</p> <p><b>Table 1: Meeting Renfrewshire’s Housing Land Requirement 2012 to 2024</b></p> <table border="1" data-bbox="338 927 1377 1209"> <thead> <tr> <th></th> <th>Housing land requirement* 2012/2024</th> <th>Completions** 2012/2019</th> <th>Housing land supply** 2019/2024</th> <th>Additional allocations 2019/2024</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>6950</td> <td>3686</td> <td>3317</td> <td>394</td> </tr> <tr> <td>Social</td> <td>2070</td> <td>968</td> <td>1004</td> <td>0</td> </tr> <tr> <td>All tenure</td> <td>9020</td> <td>4654</td> <td>4321</td> <td>394</td> </tr> </tbody> </table> <p>* Housing land requirement from Clydeplan Schedules 8 and 10.  ** Completions and housing land supply from 2019 Housing Land Audit adjusted for site RFRF1003.</p>		Housing land requirement* 2012/2024	Completions** 2012/2019	Housing land supply** 2019/2024	Additional allocations 2019/2024	Private	6950	3686	3317	394	Social	2070	968	1004	0	All tenure	9020	4654	4321	394	<p>4. Modifying Policy P2 provides clarity on how the Council will monitor the five year effective housing land supply in line with Clydeplan and how any identified housing shortfall will be addressed. No change to the assessment is required.</p>
	Housing land requirement* 2012/2024	Completions** 2012/2019	Housing land supply** 2019/2024	Additional allocations 2019/2024																		
Private	6950	3686	3317	394																		
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ISSUE	REPORTER'S RECOMMENDATIONS			Effect of modification on the Environmental Assessment of Local Development Plan																
	<p><b>Table 2: Meeting Renfrewshire's Housing Land Requirement 2024 to 2031</b></p> <table border="1" data-bbox="338 300 1438 579"> <thead> <tr> <th></th> <th>Housing land requirement* 2024/2031</th> <th>Housing Land Supply** 2024/2031</th> <th>Additional allocations 2024/2031</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>2030</td> <td>3065</td> <td>113</td> </tr> <tr> <td>Social</td> <td>1204</td> <td>217</td> <td>0</td> </tr> <tr> <td>All tenure</td> <td>3234</td> <td>3282</td> <td>113</td> </tr> </tbody> </table> <p>* Housing land requirement from Clydeplan Schedules 8 and 10 extrapolated to 2031.</p> <p>** Projected programming from 2019 Housing Land Audit adjusted for sites RFRF1003 and RFRF0994.</p> <p>3. Removing Appendix 1: Housing Land Framework and inserting a new 'Appendix 1: Renfrewshire's Housing Land Supply' based on that set out in the Housing Background Paper 1 and updated to reflect the 2019 Housing Land Audit and the consequential amendments arising from our recommendations on housing sites.</p> <p>4. Replacing Policy P2: Housing Land Supply so that it reads as follows:</p> <p>"In line with Clydeplan, a 5-year supply of effective housing land will require to be maintained at all times, which provides a range and choice of sites and supports the delivery of sustainable mixed communities throughout Renfrewshire. This will be monitored and updated annually through the Renfrewshire Housing Land Audit.</p> <p>The assessment of the 5-year effective housing land supply will be carried out in accordance with Scottish Planning Policy and PAN 1/2020. Should a shortfall in the 5-year effective housing land supply be identified during the plan period, planning</p>				Housing land requirement* 2024/2031	Housing Land Supply** 2024/2031	Additional allocations 2024/2031	Private	2030	3065	113	Social	1204	217	0	All tenure	3234	3282	113	
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ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	applications for new housing developments will be considered against Policy 8 of Clydeplan, Scottish Planning Policy and the relevant policies of the local development plan.”	
08 Policy P3 Housing Mix and Affordable Housing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>Adding the following text at page 44, after the third paragraph: “Clydeplan Strategic Development Plan (2017) estimates that across Renfrewshire, there is a requirement for social and below market rent homes equivalent to 150 homes each year between 2012 and 2029. The Council are working with partners to address this requirement through the Strategic Housing Investment Plan but recognise that current levels of funding are uncertain beyond 2021 which could constrain the delivery of affordable homes during the plan period. Policy P3 Housing Mix and Affordable Homes adopts a proactive approach to support the delivery of affordable homes and recognises the importance of creating sustainable communities across Renfrewshire while addressing affordability issues in North and West Renfrewshire.</li> </ol> <p>Development viability and the appropriate housing mix for the area will be key considerations when determining the level of affordable homes to be delivered on a site.”</p>	Expanding the introductory text on the delivery of new affordable homes provides additional context for Policy P3. No change to the assessment is required.
09 Housing Sites in Paisley	No modifications.	No change to the assessment is required.
10 Housing Sites in Renfrew	No modifications.	No change to the assessment is required.
11 Housing Sites in Johnstone and Elderslie	Modify the local development plan by:	1. The Council have not accepted the modification for the removal of Golf Driving

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>1. Removing the site <b>Golf Driving Range, Johnstone (LDP2057)</b> as depicted under Policy P2 Housing Land Supply on Proposals Map F.</p> <p>2. Adding the site <b>Elderslie Golf Club, Elderslie (LDP2077)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map F.</p> <p>3. Adding the site <b>Auchenlodment Road, Elderslie (LDP2053)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map F.</p> <p>4. Adding the following under the heading: 'Increasing the Supply of New Homes Across Renfrewshire' after the second paragraph, on Page 45:          "To support the delivery of sites within Renfrewshire's housing land supply, Development Briefs will be prepared for Council owned sites, stalled sites and to support the regeneration of sites in line with Action 17 on the Renfrewshire Local Development Plan Action/Delivery Programme.          The following new residential sites are allocated in the Local Development Plan to add to the range and choice of housing sites across Renfrewshire:</p> <ul style="list-style-type: none"> <li>• LDP2024 - South of Woodend House, Houston Road, Houston</li> <li>• LDP2032 - West of Burnfoot Road, Lochwinnoch</li> <li>• LDP2033 – Land west of Barochan Road, Houston</li> <li>• LDP2037 – Barhill Crescent, Kilbarchan</li> <li>• LDP2046 – Northbar Phase 2, Erskine</li> <li>• LDP2064 – Thriplee Road, Bridge of Weir</li> <li>• LDP2077 - Elderslie Golf Club, Elderslie</li> <li>• LDP2094 - Beardmore Cottages, Inchinnan</li> <li>• LDP2053 – Auchenlodment Road, Elderslie</li> <li>• LDP2096 – Renfrew Golf Club, Renfrew</li> </ul>	<p>Range, Johnstone (LDP2057). No change the assessment is required.</p> <p>2. Elderslie Golf Club was included as a pipeline site in the proposed plan and was assessed in Addendum 3 of the strategic environmental assessment. No change to the assessment is required.</p> <p>3. The Council have not accepted the modification for the inclusion of Auchenlodment Road, Elderslie (LDP2053) as a Policy P2 Additional Housing Site. No change the assessment is required.</p> <p>4. Modifying the text to include the requirement for the preparation of development briefs provides consistency and links to Action 17 of the Action/ Delivery Plan. The new sites in the adopted Local Development Plan include:</p> <ul style="list-style-type: none"> <li>• LDP2024 - South of Woodend House, Houston Road, Houston</li> <li>• LDP2032 - West of Burnfoot Road, Lochwinnoch</li> <li>• LDP2033 - Land west of Barochan Road, Houston</li> <li>• LDP2037 - Barhill Crescent, Kilbarchan</li> <li>• LDP2046 - Northbar Phase 2, Erskine</li> </ul>



ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
	<p>Background Paper 2 – Housing Site Assessments published alongside the Local Development Plan provides a detailed assessment of each of these sites which includes comments from Key Agencies and other stakeholders consulted during the assessment process. These assessments require to be taken into account when preparing detailed development proposals for each site.”</p>	<ul style="list-style-type: none"> <li>● LDP2057 - Golf Driving Range, Rannoch Road, Johnstone</li> <li>● LDP2077 - Elderslie Golf Club, Elderslie</li> <li>● LDP2094 - Beardmore Cottages, Inchinnan</li> <li>● LDP2096 - Renfrew Golf Club, Renfrew</li> </ul> <p>No change to the assessment is required.</p>
<p>12 Housing Sites in Erskine and Inchinnan</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Removing the site <b>Erskine Riverfront, Erskine (RFRF1003)</b> as depicted under Policy P2 Housing Land Supply Sites on Proposals Map C.</li> <li>2. Adding the site <b>Northbar Phase 2, Erskine (LDP2046)</b> as a new Policy P2 Additional Housing Site and depict this on Proposals Map C.</li> </ol>	<ol style="list-style-type: none"> <li>1. The land is covered by Policy E3 – Transition where residential development may be considered an acceptable use. No change to the assessment is required.</li> <li>2. Northbar Phase 2, Erskine (LDP2046) was assessed in Addendum 3 of the Strategic Environmental Assessment. Allocation as a Policy P2 Additional Housing Site requires no change to the assessment.</li> </ol>
<p>13 Housing Sites in Linwood</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the following text in Appendix 2 - Schedule of Council Owned Land (page 78) relating to Site Reference 27, <b>East Fulton Farm, Linwood</b>: “&amp; P2 Housing Land Supply. Site being promoted for residential development.”</li> </ol>	<ol style="list-style-type: none"> <li>1. Removing reference to Site Reference 27, East Fulton Farm, Linwood in Appendix 2 ensures consistency with the Local Development Plan. No change to the assessment is required.</li> </ol>

ISSUE	REPORTER'S RECOMMENDATIONS	Effect of modification on the Environmental Assessment of Local Development Plan
14 Housing Sites in Bishopton and Langbank	No modifications.	No change to the assessment is required.
15 Housing Sites in Bridge of Weir	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>Adding the site <b>Thriplee Road (LDP2064)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map B.</li> </ol>	<ol style="list-style-type: none"> <li>The Council have not accepted the modification for the inclusion of Thriplee Road (LDP2064) as a Policy P2 Additional Housing Site. No change the assessment is required.</li> </ol>
16 Housing Sites in Houston	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>Replacing the text under Site Reference 47: <b>Manse Crescent, Houston</b> in Appendix 2 - Schedule of Council Owned Land (page 79) with the following: "P6 - Open Space. Area of amenity open space, not suitable for development".</li> <li>Adding the site <b>Land West of Barochan Road (LDP2033)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map B.</li> </ol>	<ol style="list-style-type: none"> <li>Modifying the site at Manse Crescent, Houston from a self-build housing site to designated open space strengthens the environmental assessment. No change is required.</li> <li>Land West of Barochan Road (LDP2033) was assessed in Addendum 3 of the Strategic Environmental Assessment. Allocation as a Policy P2 Additional Housing Site requires no change to the assessment.</li> </ol>
17 Housing Sites in Kilbarchan	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>Adding the site <b>Barrhill Crescent, Kilbarchan (LDP2037)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map F.</li> </ol>	<ol style="list-style-type: none"> <li>The site at Barrhill Crescent, Kilbarchan (LDP2037) was assessed in Addendum 3 of the Strategic Environmental Assessment. Allocation as a Policy P2 Additional Housing Site requires no change to the Assessment.</li> <li></li> </ol>
18 Housing Sites in Lochwinnoch	No modification.	No change to the assessment is required.

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19 Housing Sites in Howwood	No modification.	No change to the assessment is required.
20 Housing Sites in Brookfield	No modification.	No change to the assessment is required.
21 Delivering the Spatial Strategy – Environment	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>Replacing the first two paragraphs under the heading 'Green Belt' on page 63 with the following:            "The majority of Renfrewshire is rural and therefore land designated as green belt covers an extensive area which can be used for a variety of uses and can integrate and align well with the objectives of the green network and connectivity to open spaces.             The strategic objectives for their Green Belt are set out in Clydeplan (para 8.15). Renfrewshire's green belt will be protected from inappropriate development that does not meet these objectives. The aim of the Renfrewshire Local Development Plan is not to restrict appropriate development or suitable uses in the green belt which can support sustainable growth and this is reflected in Policy ENV1. Further detailed guidance on the policy principles is provided in the New Development Supplementary Guidance."</li> <li>Amending Policy ENV1 Green Belt on page 68 in its entirety so that the policy reads as follows:            "The green belt in Renfrewshire maintains the identity of settlements, protects and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan. Development within the green belt will be</li> </ol>	<ol style="list-style-type: none"> <li>Modifying the context of the Green Belt text ensures that there is consistency within the planning hierarchy and Policy ENV1 Green Belt relates to the strategic objectives of Clydeplan. No change to the assessment is required.</li> <li>Modifying Policy ENV1 to include reference to Clydeplan Policy 8 and Policy 14 ensures consistency between the documents. The modified policy provides specific guidance on what are the acceptable uses within the green belt therefore is a stronger green belt policy. No change to the assessment is required.</li> <li>The modifications proposed to Policy ENV2 aligns it with policy ENV 3 ensuring that the layout, design, materials, scale, of any proposed development should relate to the landscape character and visual amenity of an area. This strengthens Policy ENV2 and no change to the assessment is required.</li> <li>The modifications to Policy ENV3 Built and Cultural Heritage strengthens the policy and</li> </ol>

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	<p>considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the following uses:</p> <ul style="list-style-type: none"> <li>• agriculture, woodlands and forestry, and horticulture;</li> <li>• recreational and commercial uses compatible with an agricultural or natural environment setting;</li> <li>• essential infrastructure: such as digital communications infrastructure, electricity grid connections, new active travel and transport routes, and renewable energy developments;</li> <li>• a tourism related development acceptable under Policy E4;</li> <li>• new housing where there is a need to support an established green belt activity;</li> <li>• replacements dwellings;</li> <li>• conversion and re-use of redundant buildings to residential use including residential institutions and any required enabling development associated with listed buildings;</li> <li>• extensions to existing residential units, where the original building will remain the dominant part of the overall development;</li> <li>• the extension/expansion of existing industrial/commercial and business premises and/or operations and the conversion of redundant buildings to industrial/commercial or business use;</li> <li>• mineral extraction and the disposal of waste; and;</li> <li>• cemeteries.</li> </ul> <p>Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities or community benefits, which are compatible with and do not have an adverse impact on the character of the green belt.</p>	<p>ensure that it is aligned with Scottish Planning Policy and provides hooks for the more detailed supplementary guidance. No change to the assessment is required.</p> <p>5. The modifications to Policy ENV4 reflect the requirement to connect to the public sewer network and provides clarification and links to the supplementary guidance. No change to the assessment is required.</p> <p>6. The modifications to Policy ENV 6 Natural Resources (minerals and soil) strengthen the policy and ensure it is fully aligned with paragraph 237 of Scottish Planning Policy. The detailed criteria in the policy helps protect potential disturbance to individuals and communities and requires consideration of the need for restoration of extraction sites. No change to the environmental assessment is required.</p> <p>7-14. The minor text changes to the text help expand and explain the context for the policies providing additional clarity. No change to the environmental assessment is required.</p>

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	<p>The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.”</p> <p>3. Inserting the following after the third sentence in Policy ENV2 Natural Heritage on page 68:  “The layout, design, materials, scale, siting and use of any development should relate to the distinct landscape character and visual amenity of the local area.”</p> <p>4. Amending Policy ENV3 Built and Cultural Heritage on page 69 in its entirety so that the policy reads as follows:  “Renfrewshire’s built and cultural heritage, which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes, will be safeguarded, conserved and enhanced. Development in a conservation area (and outwith which impacts on its appearance, character or setting) should preserve or enhance the character and appearance of the conservation area.</p> <p>Development proposals, within or in the vicinity of scheduled ancient monuments will be required to demonstrate that there is no adverse impact on the site or its setting. The protection of unscheduled archaeological sites and other un-designated historic environment assets should also be given consideration. The sympathetic restoration of listed buildings, including enabling development, will be supported when it allows a building to remain in active use. The layout, design, materials, scale, and siting of any development which will affect a listed building, or its setting should be sensitive to the building’s character, appearance and setting. There is a presumption against the demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be justified. Gardens and Designed Landscapes are to be protected and</p>	

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	<p>where possible enhanced. The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.”</p> <p>5. Inserting the following text (as new paragraphs) after the second paragraph of Policy ENV4 The Water Environment on page 69: “All new development proposals either in settlements identified in the plan with a population equivalent of more than 2000 or wherever single developments are of greater than 25 houses or are Major business and industrial proposals, must connect to the public sewer. In all other cases a connection to the public sewer will be required, unless the applicant can demonstrate that the development is unable to connect to public sewer for technical or economic reasons, and that the proposal is not likely to result in or add to significant environmental or health problems. The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.”</p> <p>Replacing the three paragraphs under the sub-heading ‘Minerals’ in Policy ENV6 Natural Resources (Minerals and Soil) on page 70 with the following: “Minerals proposals require to demonstrate that they will not result in the sterilisation or degradation of mineral deposits that have, or can be shown to have potential of being extracted economically.</p> <p>Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source. Proposals will be supported provided that:</p> <ul style="list-style-type: none"> <li>• a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and,</li> </ul>	

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	<ul style="list-style-type: none"> <li>• there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long-term monitoring of the water environment and an ongoing maintenance plan.</li> </ul> <p>All proposals for minerals extraction will require to provide detailed information regarding potential impacts, proposals for control, mitigation, monitoring and restoration, including addressing the following points:</p> <ul style="list-style-type: none"> <li>• disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;</li> <li>• impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy;</li> <li>• benefits to the local and national economy;</li> <li>• cumulative impact;</li> <li>• effects on natural heritage, habitats and the historic environment;</li> <li>• landscape and visual impacts, including cumulative effects;</li> <li>• transport impacts; and,</li> <li>• restoration and aftercare.</li> </ul> <p>There is a presumption against all surface coal extraction outwith the areas of search identified in the Glasgow and the Clyde Valley Strategic Development Plan. Any applications for surface coal extraction will be assessed against the factors set out above. Proposals for the prior extraction of minerals from development sites will be supported in principle subject to the same assessment as set out above.</p> <p>Development proposals in some parts of Renfrewshire may be at risk from unstable ground which is a legacy of previous mine workings. The Coal Authority publishes</p>	

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	<p>maps of such areas and development proposals in these locations will require to be accompanied by a Coal Mining Risk Assessment, or equivalent report, to help determine the risks posed and any further investigations and/or remedial works necessary to ensure the safety of any future development on the site.”</p> <p>7. Replacing the first paragraph of page 63 with the following: “Renfrewshire benefits from a rich built heritage, distinctive landscape and a varied natural environment which are valuable resources for places across Renfrewshire.”</p> <p>8. Replacing the fourth paragraph of page 63 with the following: “By promoting good quality development in the right locations, the Renfrewshire Local Development Plan seeks to conserve, enhance and maintain natural heritage; including green spaces, landscape character, biodiversity, as well as recreational and access resources and active travel routes.”</p> <p>9. Replacing the first and third bullets points under ‘Local Development Plan Objectives – Environment’ on page 63 with the following: “Protection and enhancement of the natural environment and built and cultural heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse community.” “Development that neither individually nor cumulatively causes significant adverse environmental impacts.”</p> <p>10. Replacing the first paragraph of page 64 with the following: “The natural environment plays a vital role in the prosperity of Renfrewshire with its high-quality greenspace, watercourses (including the River Clyde), biodiversity, woodland and rolling hills attracting visitors to Renfrewshire as well as contributing to the health and wellbeing of existing residents.”</p>	



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	<p>11. Replacing the fourth paragraph of page 64 with the following: “The Renfrewshire Local Development Plan seeks to protect and enhance Renfrewshire’s varied natural assets, including wildlife and their habitats, by focusing development in areas less likely to result in the loss of, or impact on, the natural environment.”</p> <p>12. Inserting the following text as an additional ninth paragraph into page 64: “Renfrewshire has a varied landscape which contributes to local distinctiveness and visual amenity. The Local Development Plan will seek to ensure that development is related to and enhances the landscape character”.</p> <p>13. Replacing the second paragraph of page 67 under the heading ‘Soils’ with the following: “The management and protection of peat and carbon-rich soils is a key element of Scotland’s climate change mitigation strategy because of the potential of soil to store carbon and exchange greenhouse gases within the atmosphere. The Renfrewshire Local Development Plan will continue to promote the protection of soils across Renfrewshire with a presumption against development which would involve significant draining or disturbing of peatland or carbon-rich soils.”</p> <p>14. Replacing the third paragraph of page 67 under the heading with the following: “The Carbon and Peatland Map 2016, published by NatureScot, is a predicative tool which provides an indication of the likely presence of peat including carbon-rich soils, deep peat and priority peatland habitats across Scotland.”</p>	
22 Policy positions in SG which should be in LDP	<p>Modify the local development plan by:</p> <p>1. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 18, relating to policies E1 Renfrewshire’s Economic Investment Locations; E2 City Deal Investment Framework; E3 Transition</p>	1-5. The modifications to the notes at the end of each of the five thematic topics clarify that all developments also required to be assessed in relation to the relevant New Development

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	<p>Areas; E4 Tourism, and E5 Glasgow Airport and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Economic Investment Locations</li> <li>• Transition Areas</li> <li>• Business and Industrial uses outwith Renfrewshire’s Economic Investment Locations</li> <li>• Glasgow Airport</li> <li>• Tourism”</li> </ul> <p>2. Adding the following text after the sentence under “Note: New Development Supplementary Guidance” on page 25, relating to policies C1 Renfrewshire’s Network of Centres and C2 Development Out with Renfrewshire’s Network of Centres:  “Supplementary Guidance includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Strategic Centres and Core Town Centres</li> <li>• Local Service Centres and Village Centres</li> <li>• Local Commercial Centres</li> <li>• Meeting Local Neighbourhood Demand</li> <li>• Hot Food, Public Houses, Licensed Venues and Amusement Arcades”</li> </ul> <p>3. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 36, relating to policies I1 Connecting Places; I2 Freight; I3 Flooding and Drainage; I4 Renewable and Low Carbon Energy Developments; I5 Waste Management; I6 Communications and Digital Infrastructure; I7 Zero and Low Carbon Buildings, and I8 Developer Contributions</p>	<p>Supplementary Guidance. No change to the environmental assessment is required.</p> <p>6. The text from the deleted paragraph has been included within Policy ENV 3 – Built and Cultural Heritage. No change to the environmental assessment is required.</p>

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	<p>and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Connecting Places</li> <li>• Communications and Digital Infrastructure</li> <li>• Provision for Waste Recycling in New Developments</li> <li>• Flooding and Drainage</li> <li>• Renewable and Low Carbon Energy Developments</li> <li>• Solar PV Farms”</li> </ul> <p>4. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 60, relating to policies P1 Renfrewshire’s Places; P2 Housing Land Supply; P3 Housing Mix and Affordable Housing; P4 Sites for Gypsies/Travellers and Travelling Showpeople; P5 Green/Blue Network; P6 Open Space, and P7 Dargavel Village and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Creating Places</li> <li>• Alterations and Extension to Existing Properties and Preparing Householder Development Proposals</li> <li>• Residential Developments within Garden Grounds</li> <li>• Change of use from Amenity Space to Garden Ground</li> <li>• Residential Use of Centres - Upper floor Residential Developments and Reuse/Redevelopment of Institutional Premises</li> <li>• House in Multiple Occupation (HMO)</li> <li>• Affordable housing</li> <li>• Gypsy/Travellers and Travelling Showpeople Development</li> <li>• Green Network and Infrastructure</li> <li>• Open Space and Provision in New Developments”</li> </ul>	

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	<p>5. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 71, relating to policies ENV1 Green Belt; ENV2 Natural Heritage; ENV3 Built and Cultural Heritage; ENV4 The Water Environment; ENV5 Air Quality; ENV6 Natural Resources (Minerals and Soil), and ENV7 Temporary Enhancement of Unused or Underused Land and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Delivering the Spatial Strategy – Environment</li> <li>• Green Belt</li> <li>• Natural Heritage</li> <li>• Built and Cultural Heritage</li> <li>• The Water Environment and Burial Grounds and Cemeteries</li> <li>• Noise</li> <li>• Air Quality</li> <li>• Natural Resources – Minerals and Soil</li> <li>• Contaminated Land</li> <li>• Pipelines and Major Hazards”</li> </ul> <p>Deleting the seventh paragraph under the sub-heading “Built Heritage” on page 65.</p>	
23 Miscellaneous	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the three paragraphs under the heading ‘New Development Supplementary Guidance’ on page 7 with the following: “New Development Supplementary Guidance is prepared alongside the Local Development Plan and provides more detailed guidance and information in support of the Plan. The New Development Supplementary Guidance provides additional detailed information in relation to designing, delivering and implementing development, with an emphasis</li> </ol>	<ol style="list-style-type: none"> <li>1. The text on page 7 was amended to clarify that there is sufficient connection between the Local Development Plan and the New Development Supplementary Guidance. No change to the assessment is required.</li> </ol>

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	<p>on place making and sustainable, inclusive development. The format of the Supplementary Guidance is structured around the same five themes as the Local Development Plan: Economy; Centres; Infrastructure; Places; and, Environment. The topic areas covered in the New Development Supplementary Guidance are listed after the policies for each policy theme within this document.”</p>	

FIGURE 7 ASSESSMENT OF POLICY I6 COMMUNICATIONS AND DIGITAL INFRASTRUCTURE

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Significant positive impact		Positive impact		No Significant Impact		Negative Impact		Significant negative impact		Unknown Impact		
SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium or Short (S) Term	Permanent or Temporary	Secondary/ Cumulative/ Synergistic	
<b>POLICY I6 COMMUNICATIONS AND DIGITAL INFRASTRUCTURE</b>												
<p>The expansion of the communications network including telecommunications, broadband and digital infrastructure will be supported. Opportunities for the provision of digital infrastructure to new homes and business premises requires to be explored as an integral part of new development. Development proposals require to be designed to reflect the needs for digital communication networks to evolve and respond to technology improvements and require to incorporate existing or future highspeed digital network connections and other digital technologies. New development proposals require to be designed in such a way as to incorporate high speed digital connections and other digital technologies that could improve connectivity while optimising energy efficiency contributing to a reduction in the carbon footprint of the building.</p> <p>Proposals for new communications and digital infrastructure should be designed, positioned and sited to keep any environmental impacts to a minimum and must address the following matters when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> <li>• Mast or site sharing;</li> <li>• Installation on buildings or other existing structures;</li> <li>• Installing the smallest suitable equipment, commensurate with technological requirements;</li> <li>• Concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and</li> <li>• Installation of ground-based masts.</li> </ul> <p>In addition, all proposals should address site specific issues in accordance with the detailed Communications and Digital Infrastructure development criteria set out in the New Development Supplementary Guidance.</p>												
~	~	++	++	~	++	-	++	~	S/ M/ L	P and T	Yes	More detailed assessment will be possible once exact locations and development types are known.
Although the exact development locations are unknown it is unlikely that there will any significant impact biodiversity, flora and fauna as any developments should be designed and located in locations that keep any environmental impact to a minimum.	Although the exact development locations are unknown it is unlikely that there will be any significant impact on the historic environment and cultural heritage as any developments should be designed and located in locations that keep any impact to a minimum.	The provision of new communications and digital infrastructure is important for the future economic growth and investment in Renfrewshire. An enhanced digital network assists in retaining and attracting new business and employment opportunities and attracting people to live in Renfrewshire.	High speed digital infrastructure could have a significant positive impact by supporting home working and reducing the need to travel thus reducing emissions and improving air quality.	Although the exact development locations are unknown it is unlikely that there will any significant impact water bodies and the water environment as any developments should be designed and located in locations that keep any impact to a minimum.	High speed digital infrastructure could have a significant positive impact by supporting home working and reducing the need to travel thus reducing emissions and improving air quality.	Proposals for new communication and digital infrastructure may have a negative impact on landscape character. However through mast sharing, installing smallest technology available and through suitable screening there is the opportunity to limit and mitigate the environmental effect on landscape character.	High speed digital infrastructure could have a significant positive impact by supporting home working and reducing the need to travel. Promoting development of digital connections will attract both people and businesses to Renfrewshire.	Although the exact development locations are unknown through mast sharing and installation on existing buildings and existing structures there should be no signification impact on soil.	Development will be throughout the plan period.	Developments may be both temporary and permanent. Digital infrastructure may be removed, replaced and updated as technology evolves and develops.	Intensification of use could create cumulative impacts. The extent of this is unknown at present. Opportunity to enhance and improve digital connectivity in Renfrewshire.	Through suitable screening there is the opportunity to limit and mitigate the environmental impact.

FIGURE 8 ASSESSMENT OF POLICY 17 ZERO AND LOW CARBON BUILDINGS

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Significant positive impact		Positive impact		No Significant Impact		Negative Impact		Significant negative impact		Unknown Impact		
SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium or Short (S) Term	Permanent or Temporary	Secondary/ Cumulative/ Synergistic	
<b>POLICY 17 ZERO AND LOW CARBON BUILDINGS</b>												
<p>All new buildings, with the exception of those listed below, shall, in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions, to reduce the predicted emissions by at least 15% below 2007 building standards. The developments exempt from the above standards are as follows:</p> <ul style="list-style-type: none"> <li>• Buildings exempt from building regulations;</li> <li>• Alterations and extensions to buildings;</li> <li>• Changes of use or conversion of buildings;</li> <li>• An ancillary building that is stand-alone, having an area less than 50 square metres;</li> <li>• Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;</li> <li>• Buildings which have an intended life of less than two years.</li> </ul>												
~	~	++	++	~	++	~	++	+	S/ M/ L	P	Yes	More detailed assessment will be possible once exact locations of new developments are known.  Sensitive design can help mitigate against any negative impacts.
Including technology within new developments that produce low or no amounts of carbon dioxide won't have a significant impact on biodiversity, flora and fauna.	Although the exact development locations are unknown it is unlikely that there will be any significant impact on the historic environment and cultural heritage as any developments should be designed and located in locations that keep any potential impact to a minimum. Any detrimental impact will be mitigated through appropriate design.	The inclusion of technology within new developments that produce low, or no amounts of carbon dioxide will have a significant positive impact on material assets in Renfrewshire as cumulatively individual developments will help reduce carbon dioxide emissions and help tackle the climate crisis.	The inclusion of technology within new developments that produce low, or no amounts of carbon dioxide will have a significant positive impact on air quality as the technology will help to reduce emissions and improve air quality.	The policies and development guidance in the Local Development Plan and New Supplementary Guidance will direct new developments to appropriate locations where there can be a positive impact on the water environment.	Including technology in new developments that produce zero or no amounts of carbon dioxide emissions will reduce the reliance on fossil fuels which will help reduce carbon emissions and will contribute to improvements in human health.	Although the exact development locations are unknown it is unlikely that there will be any significant impact on the landscape character as any developments should be designed and located in locations that keep any impact to a minimum. Any detrimental impact on landscape will be mitigated through appropriate design and location.	Installing technology that produces low or no carbon dioxide emissions will facilitate more sustainable options for heating buildings and homes potentially helping to address fuel poverty and reduce reliance on fossil fuels. This will reduce carbon emissions and help achieve improvements in air quality which would contribute to improvements in human health.	Potential improvements in air quality could help ensure that acidification of soil is reduced.	Developments will come forward throughout the Plan period.	Developments are likely to be permanent.	The inclusion of technology that produces low or no carbon dioxide within new developments will have a cumulative impact across Renfrewshire helping reduce carbon emissions which help tackle the climate change emergency.	

FIGURE 9 ASSESSMENT OF POLICY I8 DEVELOPER CONTRIBUTIONS

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Significant positive impact		Positive impact		No Significant Impact		Negative Impact		Significant negative impact		Unknown Impact		
SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium or Short (S) Term	Permanent or Temporary	Secondary/ Cumulative/ Synergistic	
<b>I8 DEVELOPER CONTRIBUTIONS</b>												
<p>Contributions will be sought for the following items to address infrastructure deficits and/ or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location:</p> <ul style="list-style-type: none"> <li>• Education – additional classrooms and associated school facilities required to support the operation of a school, related to the number of pupils generated by the development;</li> <li>• Healthcare Services and Facilities – where investment is required to provide healthcare infrastructure to address increased demand generated by the development;</li> <li>• Traffic Management and Active Travel – traffic signals, crossings, measures required in relation to road safety and providing safer routes to school, active travel connections and improvements to the road network required to support the development;</li> <li>• Public Transport Infrastructure – where investment is required to address increased demand associated with the development;</li> <li>• Open Space – where a contribution is required to enhance open space provision off-site to support the development;</li> <li>• Blue/Green Infrastructure – where a contribution is required in relation to the sustainable management of water and where mitigation including on-site or offsite habitat creation or enhancements to watercourses are required.</li> </ul> <p>Early discussion will be required to establish the infrastructure requirements of a proposed development. Any contribution will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.</p>												
+	~	++	+	~	+	~	++	~	S/ M/ L	P	Yes	More detailed assessment will be possible once exact locations and development types are known.
Where developer contributions are sought from a development specifically for open space and blue/ green infrastructure there is likely to be a positive impact on biodiversity, flora and fauna through increasing the number of habitat environments.	The provision of developers' contributions policy will have no significant impact on the historic environment and cultural heritage.	Developer contributions to address infrastructure deficits or capacity will have a significant positive impact on material assets. Development will be supported by infrastructure including educational facilities, transport improvements, open space and green/ blue infrastructure.	Where developer contributions are sought from a development specifically for improvements to traffic management, active travel and public transport infrastructure there is likely to be a positive impact on air quality as these will help to reduce emissions and improve air quality.	The provision of developer contributions policy will have no significant impact on the water environment.	Seeking developer contributions from proposed developments that have infrastructure deficits or capacity will have a positive impact on climatic factors specifically where improvements are sought for traffic management, active travel and public transport infrastructure. There is likely to be a positive impact on climatic factors as these will help to reduce emissions and improve air quality.	The provision of developer contributions policy will have no significant impact on the landscape character.	Developer contributions to address infrastructure deficits or capacity will have a significant positive impact on population and human health.	The provision of developer contributions policy will have no significant impact on the soil character.	Developments will come forward throughout the Plan period.	Developments are likely to be permanent.	Securing developer contributions is likely to have a positive cumulative impact through ensuring development is fully supported by the required infrastructure provision. Infrastructure capacity across Renfrewshire will also be increased. The extent of this is unknown at present.	